CITY OF CORONADO

GENERAL PLAN

HOUSING ELEMENT REVISION

CITY OF CORONADO
INCORPORATED 1890
STATE OF CALIFORNIA

CITY OF CORONADO

HOUSING ELEMENT REVISION

PREPARED FOR:

THE CITY OF CORONADO

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I.
INTRODUCTION

This Housing Element Revision has been prepared in accordance with Section 65580 and Article 10.6 of the State of California Government Code. The scope of this Element includes the revision of statistics and data reported in the Housing Element of 1980 and the Supplement to the Housing Element prepared in 1982. In addition to the assessment of previously prepared programs, new housing programs are proposed with policies and goals scheduled for implementation within a five year time-frame. The intention of this revision is to not only satisfy State law, but also achieve a consistency with the special housing goals of the City of Coronado.

II.
SUMMARY

This Housing Element is presented in four sections, as follows:

- Housing Needs Assessment
- Inventory of Resources and Constraints
- Goals, Policies, Objectives
- Housing Programs

Each of these four sections corresponds to a mandatory requirement of community housing elements based on present State-wide legislation.

Housing Needs Assessment

Three subjects are discussed in the needs assessment section.

- Condition of the housing stock
- Housing needs of households now residing in Coronado
- Projected need for new construction

A summary of the research findings is presented in this Section.

Based on a 1981 housing condition survey, there are 370 housing units definitely needing rehabilitation and another 1,465 dwellings with physical problems requiring correction. These two categories represent 4.2% and 17.1% of the housing supply. Almost two-thirds of the buildings definitely needing rehabilitation had five or more repairs required to achieve standard condition.

The estimated number of resident households with housing costs exceeding ability-to-pay is 3,000. However, the housing assistance needs are almost one-half this number, or 1,600, and focus on renter households in the "very low" and "low" income groups.

Under present planning law, eight household types are included within the meaning of special housing needs. Data are found in Section IV on the following household types: handicapped, elderly, large families, overcrowded households, minority households, farm workers, female heads of households and the homeless.

With respect to future housing, SANDAG has projected that the City of Coronado needs an additional 753 housing units to accommodate its share of the County-wide increase in the growth of population and households. The vacant housing supply, however, can accommodate most of the City's share of household growth. Therefore,

it is possible that a significant share of the production needs could be satisfied in the current supply and not necessitate the construction of 753 new dwellings.

Inventory of Resources and Constraints

There are two primary components in this section.

- An inventory of available resources including existing residential development, proposed development and uncommitted, developable sites.

- An analysis of geographical, market and government constraints affecting housing development and housing programs.

Coronado is primarily a residential community with a mix of residential types ranging from conventional single-family units to high-rise condominiums. Currently, there is an estimated 8,430 non-military dwelling units, half of which are multi-family. With approximately 95+ percent of its residential land developed, the City has limited opportunities for residential development.

There are also numerous constraints that restrict the development that does occur. The most obvious affect on development is the City's proximity to the ocean resulting in high land and dwelling unit values. This market constraint limits private development and restricts housing programs.

In addition to high land values, an average price for a dwelling unit in Coronado is over $200,000. Also, the defeat of Proposition 34 has temporarily halted the Coronado Non-Profit Housing Corporation's efforts to construct a subsidized multi-family development for the elderly.

Goals, Policies, Objectives

According to State planning law, a housing element must include a statement of goals, policies and quantified objectives relative to the maintenance, improvement and development of housing. The statement of goals, policies and objectives is presented in Section VI. Five general categories are presented in that section, as follows.

1. Existing Housing
2. New Housing
3. Housing Assistance
4. Equal Housing Opportunity
5. Removing Governmental Constraints

APPENDICES

A. Housing Element Data Base

B. Land Use Matrix By Zone

Residential Land Use Matrix

C. Proposition F Article 34

Referendum and Newspaper Articles
Containing Reactions to Proposition F

Housing Program

Actions included in a housing program must cover a five-year time period and address the following topics.

1. Conserving the existing stock of affordable housing.
2. Assisting in the development of affordable housing.
3. Providing adequate sites to achieve a variety and diversity of housing.
4. Removing governmental constraints, as necessary.
5. Promoting equal housing opportunity.

Conserve and Improve Existing Affordable Housing

This category includes the following specific actions:

- Housing Code Enforcement
- Alley Housing Improvements
- CDBG Owner Rehabilitation Program
- CDBG Investor Rehabilitation Program
- Housing Improvement Coordinator
- Section 8 Existing Housing Program
- City Housing/Rental Assistance Program
- Section Eight Housing Program
- Apartment/Condominium Conversion

Assist in Low/Moderate Income Housing Development

Six specific actions are included in this category, as follows.

- Mortgage revenue bond program
- Density bonuses
- Fee waivers
- Affordable housing fund
- CDBG program
- Seniors home sharing

Provision of Adequate Housing Sites

The City assures adequate housing sites in relation to production needs through the Land Use Element and Zoning Ordinance. The first designates enough sites so that the City's potential holding capacity is sufficient to meet the need for new housing units. The second assures the provision of a variety of housing types. Consideration of the potential for mid-rise condominiums or apartments is part of a five-year housing program.

Equal Housing Opportunity

Enactment and enforcement of fair and open housing laws has essentially been preempted by the State. Localities cannot enact local ordinances to enforce fair housing practices. Because of Coronado's size, it is not practical to consider implementing a local program. In this area, the City intends to enhance the level of awareness of City employees of fair housing laws and to develop procedures whereby the staff can refer persons who believe they have been discriminated to the proper agencies in San Diego County.

Removal of Governmental Constraints

Infrastructure, fees and processing/permit procedures do not impose measurable constraints on meeting housing needs in Coronado. The City is essentially built out; however, there are some underdeveloped and a few vacant lots that will provide opportunities for further residential development. To encourage and/or aide the development of low and moderate income units it is proposed that consideration be given to the waiver of some fees, if feasible, and accelerated development processing be implemented into the City's housing programs.

CHART 1
CITY OF CORONADO: FIVE-YEAR HOUSING PROGRAM DESCRIPTION

Program Category	Program Description	Quantitative Objective	Funding	Responsible Agency	Consistency with Community Goals
Conserve & improve existing housing					
1. Structural conservation and rehabilitation.	A. Housing code enforcement	Promote improvement of qualified "illegal" units	General Fund	Community Development Department	Continues policy and goals established in the 1980 Housing Element and 1982 Supplement.
	B. Alley Housing Improvements	Promote structural improvement of units in conjunction with code enforcement program.	Comm. Development Block Grant Program	Community Development Department	
	C. Housing Improvement Coordinator	Promote Housing Programs & Liaison between residents and City and County	Comm. Development Block Grant Program	Community Development Department	Consistent with 1980/1982 Housing Element Goals and is expected to assist in promoting existing and future programs.
	D. CDBG Owner Rehabilitation Program	Achieve Improvement of 10-15 housing units over the next five years by providing Rehabilitation.	Comm. Development Block Grant Program	San Diego County Housing Authority	Continues policy and goals established in the 1980 Housing Element and 1982 Supplement.
	E. CDBG Investor Rehabilitation Program	Achieve Improvement of 10 housing units over the next five years by providing Rehabilitation.	Comm. Development Block Grant Program	San Diego County Housing Authority	Continues policy and goals established in the 1980 Housing Element and 1982 Supplement.

CITY OF CORONADO: FIVE-YEAR HOUSING PROGRAM DESCRIPTION

Program Category	Program Description	Quantative Objective	Funding	Responsible Agency	Consistency with Community Goals
	2. Multi-Family Housing Bonds	Assist in the production of housing units for moderate income renter households	Mortgage Revenue Bonds issued by the State of California	State of California County of San Diego City of Coronado	Program actions serve to implement the following State wide goal: "Assist in the development of adequate housing to meet the needs of low and moderate income households."
2. Local Incentives ance	A. Density Bonuses	Establish procedures for implementing A.B. 1151 Establish means for using density bonuses in concert with other local incentives to meet housing needs.	General Fund	City of Coronado Community Development Department	Program actions serve to meet community housing goals of the element. Program actions serve to meet State wide goals of using local incentives to address community housing needs.
	B. Fee waivers		Refer to text for program description		
	C. Affordable Housing Funds		Refer to text for program description		
	D. CDBG Program		Refer to text for program description		
	E. Seniors Home Sharing		Refer to text for program description		

CITY OF CORONADO: FIVE-YEAR HOUSING PROGRAM DESCRIPTION

Program Category	Program Description	Quantative Objective	Funding	Responsible Agency	Consistency with Community Goals
Provide Adequate Housing Sites					
1. Holding Capacity			Refer to text for program description		
2. Variety of Housing			Refer to text for program description		
Removing Governmental Constraints					
1. Article 34	Consider in 2-3 years another Article 34 Referendum vote provided that a site and feasible project is "in place"				
2. Infrastructure		Refer to text			
3. Fees		Refer to text			
4. Processing		Refer to text			
Promote Equal Housing Opportunity					
1. Fair Housing Support		Refer to text			
2. Discrimination Complaints		Refer to text			

III.
REGIONAL SETTING

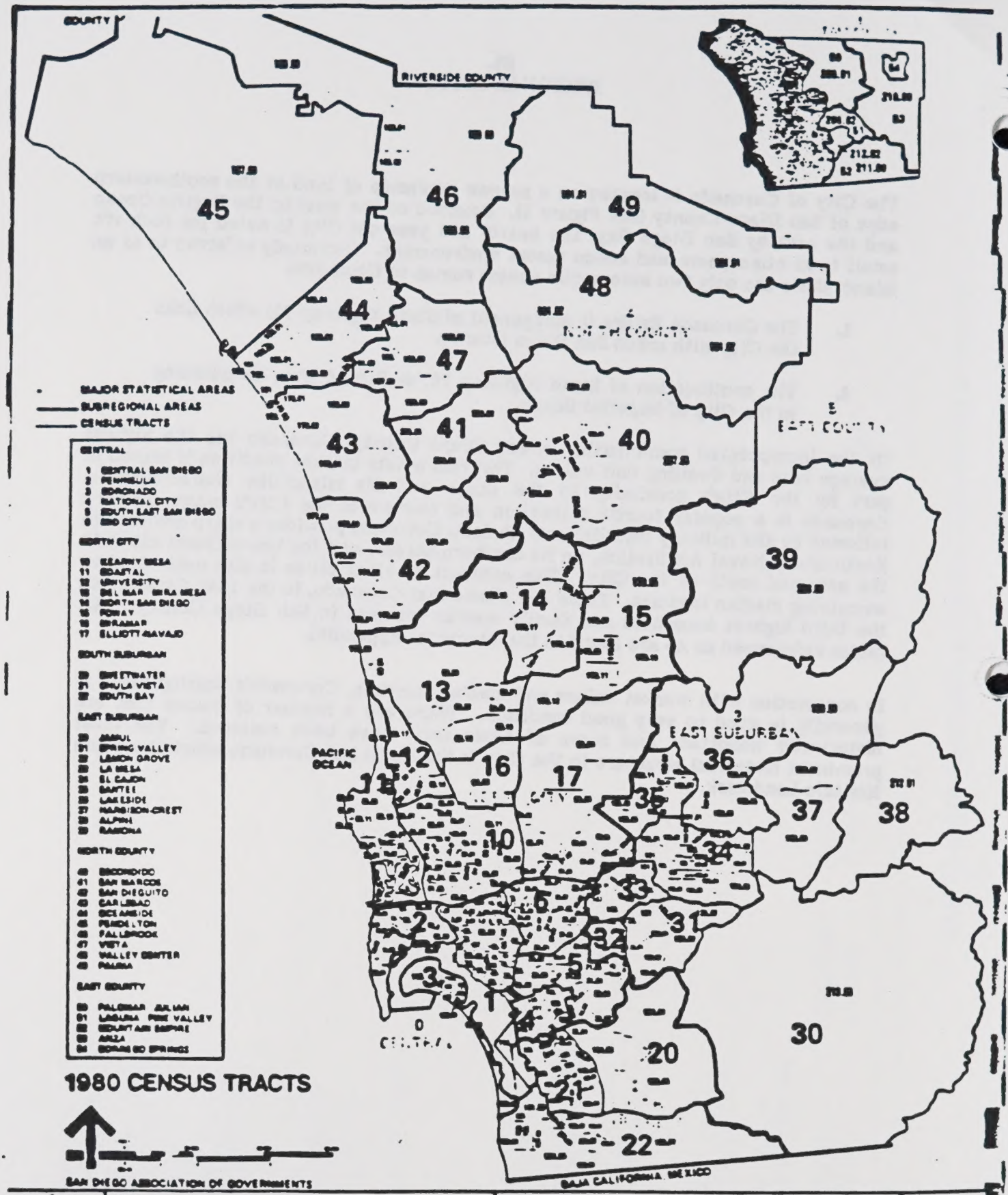
The City of Coronado is located on a narrow peninsula of land at the southwestern edge of San Diego County (see Figure 1). Bounded on the west by the Pacific Ocean and the east by San Diego Bay, the nearly 100 year old City is noted for both it's small town atmosphere and ocean resort environment. Commonly referred to as an island, there are only two automobile access routes to Coronado:

1. The Coronado Bridge (a component of State Highway 75) which links the City with urban San Diego County.

2. The continuation of State Highway 75, or Strand Way, terminating in the City of Imperial Beach.

Of the incorporated communities in San Diego County, Coronado has the highest average land and dwelling unit values. This real estate market condition is caused in part by the City's proximity to the ocean and its island-like characteristics. Coronado is a popular tourist attraction and tourism is the City's major industry followed by the military installations. In fact, Coronado provides a sharp contrast to North Island Naval Air Station, on its northern border, and the less affluent cities to the east and south of the City. This contrast to other cities is also evident when comparing median incomes. Table A-1 shows that Coronado, in the 1980 Census, had the third highest household and family median incomes in San Diego County. (All tables referenced as A- are found in the Technical Appendix).

In conjunction with market values and median incomes, Coronado's housing stock is generally in good to very good condition. There are a number of houses that are historically important and some of those units have been restored. The most prominent historical structure in the City is the Hotel Del Coronado which is a State Historic Landmark.



	Source: SAN DIEGO ASSOCIATION OF GOVERNMENT	Title: SAN DIEGO COUNTY 1980 CENSUS TRACTS MAP	1

IV.
HOUSING NEEDS ASSESSMENT

Introduction

This section of the updated Coronado Housing Element contains a needs assessment. Three subjects are discussed in the needs assessment, including the following:

- Condition of the housing stock
- Housing needs of households now residing in Coronado
- Projected need for new housing construction

Housing Stock Condition

Introduction

This sub-section of the housing needs assessment describes the condition of the existing housing supply. The analysis of housing conditions and associated improvement needs is specifically required by the California planning law; i.e., Section 65583 (a)(2) which calls for an analysis of housing characteristics including "housing stock condition".

Condition of the Existing Housing Stock

In November 1981 a survey of housing conditions was completed in the City with the exception of Coronado Shores and the Cays complexes. That survey disclosed that 370 housing units definitely needed rehabilitation and another 1,465 dwellings had some problem areas that might require correction. These two categories amount to 4.2% and 17.1% of the housing stock, respectively.

Three condition categories were established for purposes of assessing the exterior condition of the housing stock:

- Excellent
- Potential Rehabilitation
- Definite Rehabilitation

While a substantial number of buildings/units classified as "potential rehabilitation" are located in almost each block within the survey area, there are clusters which occur along the western side of Orange Avenue, around lower Palm Avenue and between 7th and 10th Street from "H" to Orange Avenues. Likewise, buildings/units "definitely needing rehabilitation" are acattered throughout the City, although there is some concentration in three general areas: on the eastern side of upper Orange Avenue; along the eastern side of lower Palm Avenue; and generally between 7th and 9th Streets from "A" to "G" Avenues.

Additional information on residential areas with a high incidence of rehabilitation needs is contained in Table A-2 which shows the number of buildings definitely needing rehabilitation ranging from a high of 20 to a low of 5. Those blocks with a high incidence of rehabilitation needs are listed below:

Block #	Buildings Definitely Needing Rehabilitation	Location
50	20	8th St.; "D" Ave. 9th St.; "E" Ave.
171	15	1st St.; "C" Ave.; 2nd St.; Orange Ave.,
124	14	4th St.; "E" Ave.; Palm Ave.; "F" Ave.
47	11	8th St.; "B" Ave.; 9th St.; "C" Ave.
34	11	9th St.; "F" Ave.; Olive Ave.; 10th St.; "G" Ave.

In addition, there are three blocks which have 10 buildings needing rehabilitation: #9; #46; and #6.

It is also important to examine the rate of rehabilitation needs within each block. The rate, or percentage of dwellings needing rehabilitation, is an indicator of the seriousness of rehabilitation needs. Data on the City blocks with the highest percentage of buildings definitely needing rehabilitation are included in Table A-3. Altogether there are 16 blocks in which 16 or more of the buildings are definitely in need of rehabilitation. The three blocks with a 50% rate or more are listed below:

Block	Percentage	Location
#9	100%	10th St.; "C" Ave.; Orange Ave.
#171	75%	1st. St.; "C" Ave.; 2nd St.; and Orange Ave.
#8	50%	10th St.; "B" Ave. Orange Ave.; "C" Ave.

Service areas for emphasizing the City's housing improvement programs can be established on the basis of the indicators on the number and percent of rehabilitation needs at the block level.

CITY OF CORONADO: FIVE-YEAR HOUSING PROGRAM DESCRIPTION

Program Category	Program Description	Quantative Objective	Funding	Responsible Agency	Consistency with Community Goals
2. Affordability Conservation.	A. City Housing Rental Assistance Program	Provide rental/housing cost assistance to 50-100 households within the next five years	Comm. Development Block Grant Funds	Coronado Non-Profit Housing Corporation and San Diego County Housing Authority.	Consistent with goals and objectives of the Housing Assistance Plan
	B. Alley - Housing Improvements	Retain these units within Coronado affordable housing stock			
	C. Section 8 Programs	Achieve 100% of use of Section 8 certificate	San Diego County Section 8 Program	San Diego County Housing Authority	Consistent with policies and goals in Housing Element 1980/1982
	D. Apartment/ Condominium Conversions	City Council will decline application for conversion of rental apartments to condominiums unless City apartment vacancy factor exceeds 4%	General Fund	Coronado Community Development Department	Consistent with Coronado's goal to provide a variety of housing opportunities for its residents
Assist in the Development of Affordable Housing					
1. Federal and State Subsidy Programs.	A. Mortgage Revenue Bond Program				Program actions serve to meet community housing goals of this element.
	1. Single-Family Housing Bonds	Assist in the production of housing units for first-time Coronado buyers of moderate income	Mortgage Revenue Bonds issued by the State of California	State of California County of San Diego City of Coronado	Program actions give priority to moderate income households in new construction.

Besides Coronado's "legal" housing supply, there are auxiliary structures (most often garages) which have been transformed into residential units. Usually, it is difficult to determine whether a garage is being used as a housing unit. Valid indicators of such use include window dressing, postal service accommodations, excessive and patterned exits/entries, and visitors. As of November, 1981, there were 89 such probable transformed units. Some 39% of this total are located within the area bounded by: Alameda Boulevard; Palm Avenue; and Olive Avenue. Furthermore, 20% of the total number of such properties are found within the area bounded by Fourth Street; Glorietta Boulevard; and Pomona Avenue.

A major concern of these bootleg units is that they often are in violation of City building and safety codes. Still another local concern is alley housing development. Over the years, some housing units have been constructed in the rear portion of legal lots and fronting onto alleys. It is estimated that there are about 1,000 to 1,200 dwellings existing on alleys. In some instances, this development is substandard and blighted. It is possible that the quality of this housing could be upgraded if incentives were provided. Such a possibility would require that some alley dwellings be allowed and facilitated under certain development standards.

Housing Improvement Needs

To determine the condition of housing, an exterior evaluation was made of 11 characteristics:

1	Paint	6.	Foundation
2	Roofing	7.	Walls
3.	Windows and Doors	8.	Attachments
4.	Stairways	9.	Fences and Walls (nonstructural)
5.	Porch and Balcony	10.	Grounds
		11.	Electrical

Repairs required for residential buildings definitely needing rehabilitation are listed in rank order in Table A-4. Almost 96% of the buildings were in need of paint. Other repair categories with a high incidence included: roofing, 76%; windows and doors, 66%; grounds, 61%; and buildings walls, 51%.

Another indicator of improvement needs is the number of repairs required per building definitely needing rehabilitation. Almost two thirds (65.9%) of the buildings had five or more repairs required to achieve standard condition. Although the extent of rehabilitation/improvement needs is not extensive, individual buildings do manifest a need for substantial repairs. Table A-5 provides more detailed statistics on the building severity of need. The estimated number of dwellings needing replacement is 109 based on the number of buildings which required six or more repairs (as determined by the housing condition survey).

Existing Housing Needs for All Income Levels

Introduction

This section of the housing needs assessment is concerned with the households now residing in Coronado. Pursuant to California planning law, the assessment focuses on the households whose housing costs exceed ability-to-pay and the needs of special

groups in the community such as the elderly and handicapped. Thus, two categories are analyzed in this sub-section:

- Housing assistance needs
- Special housing needs

Housing Assistance Needs

These needs are generated when housing costs exceed ability to pay for shelter. The term housing assistance refers to the need for financial assistance to bridge the gap between housing costs and economic capabilities. The assessment of housing assistance needs is based on the following requirements established Statewide for local housing elements:

> . . . a quantification of the locality's existing and projected housing needs for all income levels. (emphasis added, Section 65583 (a)(1)
>
> Analysis and documentation of household characteristics, including level of payment compared to ability to pay . . . (emphasis added, Section 65583(a)(2))

Four factors are examined when considering Coronado's housing assistance needs:

1. Ability-to-pay for housing
2. Income groups by tenure residing in Coronado
3. Housing costs as a percentage of income by income and tenure
4. Number of households (owner and renter) by income groups whose housing costs exceed ability to pay.

Ability-To-Pay Measures: Ability-to-pay for housing, of course, varies as a function of income. The general rule-of-thumb used in the past was that housing costs were excessively burdensome when they consumed 25% or more of a family's income. Although several State and Federal programs have different standards, the 25% rule-of-thumb is used in California law.

For example, Section 50052.5 of the Health and Safety Code (California Redevelopment Law) defines ability to pay in the following way:

> Affordable housing cost means, with respect to lower income households, housing costs not exceeding 25 percent of gross income.

Household Characteristics: Housing needs as understood conventionally refer to the needs of households or of those persons who occupy a housing unit. This definition does not recognize the persons residing in group quarters or other similar accommodations. Consequently, the estimated needs for Coronado include only those persons who reside in households (i.e., an occupied housing unit).

For Coronado this is significant since about 22.5% of the total population live in group quarters. The distribution of the total population between households and group quarters during the past four years is shown in Table A-6.

Income-By-Tenure: In 1980, there were 6,823 households residing in Coronado -- 56% were renters and 44% were owners. The renter households predominate (68% to 80%) in all four income categories of $20,000 or less; however, the percentage of owners dramatically increases (to 65%) for the income category of $20,000 or more. As of 1980, there were 3,802 renter households and 2,572 had annual incomes of $20,000 or less.

Although Coronado has a high median income, the magnitude of housing assistance needs is influenced upward by the number of renters and their income distribution. Data on owner-renter distributions are found in Table A-7.

Income data for 1980 can also be used to group the owner and renter households into the more general income groups listed immediately below:

	Number	Percent
• Very low	1,377	20.2%
• Low	987	14.5%
• Moderate	1,094	16.0%
• Above Average	3,365	49.3%
	6,832	100.0%

Altogether there were 2,364 "very low" and "low" income households residing in Coronado in 1980. Most of these households, 1,800 or 76% were renters. The owner households predominated only in the "above moderate" income category — 2,137 or 64% of all households in that income group. Table A-8 reports the estimated tenure group distribution by income group as of 1980.

Monthly Housing Costs: These costs have been compiled on a percentage basis for both renters and owners by income category. About 72% of all owners and 42% of all renters expended less than 25% of their income on housing costs. There were 851 owners paying 25% or more on housing costs and most of these, 466, had incomes above the $20,000 per year category. For more details on owner housing costs as a percentage of income refer to Table A-9.

Renters paying 25% or more reached almost 2,200 households with the overpaying rate varying by income category. For example, almost all renter households with annual incomes below $5,000 were overpaying. In the $5,000 to $9,999 income category, some 93% were overpaying. The majority, 72%, of renters in the $10,000 to $14,999 income category also were allocating 25% or more of income on housing costs. The data on renter housing costs as percentage of income are presented in Table A-10.

In interpreting the foregoing figures it is important to understand the meaning of monthly housing costs when they are computed for owners and renters as a percentage of income. For renters, the monthly housing cost is based on gross rent which includes the cost of utilities. Owner monthly costs included mortgage payments, average monthly utility and fuel costs, and monthly costs for real estate taxes and monthly annual fire and hazard insurance premiums. According to the U.S. Bureau of the Census, ". . . selected monthly owner costs are reasonably comparable to gross-rent figures obtained for renters, and both can be usefully compared to household income."

Overpaying Estimates: The 25% criterion, as indicated earlier, frequently is used as a threshold for level-of-payment exceeding ability-to-pay. Based on this criterion, there were more than 3,000 households paying 25% or more of income on housing costs - 45% of all households residing in the City.

Housing assistance needs, in the sense of ongoing financial assistance to reduce housing costs, usually focus on renter households because there is not widespread acceptance for owner assistance. As estimated in the previous paragraph, there are 2,193 renter households that were overpaying. Some of these renters had incomes in the "moderate" and "above moderate" income levels. The total renter households in these two income groups was 609; thus, there were 1,582 renters in the "very low" (N=1,116) and "low" (N=493) income groups.

Consequently, the estimated number of households with housing costs exceeding ability-to-pay is about 3,000; however, the housing assistance needs are about one-half this number - 1,600 - and focus on renter households in the "very low" and "low income" groups whose housing costs exceed 25% of income. Refer to Tables A-11 and A-12 for further details on these characteristics.

Special Housing Needs

These needs refer to special household types residing in Coronado. Under present planning law, eight household types are included within the meaning of special housing needs. These include:

- Handicapped
- Elderly
- Large Families
- Overcrowded Households
- Female Heads of Households
- Minority Households
- Farm Workers
- Homeless

Handicapped Households: With respect to handicapped households, the 1980 Census contains data on persons with work-related disabilities and those with public transit disabilities. The listings below provide a summary of the data on handicapped indicators:

With Work Disability

- In the Labor force — 188 persons
- Not in the labor force — 490 persons

With Public Transportation Disability (impeding use of public transportation)

- 16-59 years — 51 persons
- 60-64 years plus — 32 persons

Elderly Households: In 1980, there were 1,785 households in the City with persons 65 years or older. This meant there were elderly persons in 26% of all the City's households. These data reveal that a significant proportion of Coronado's housing needs, including home improvement and housing assistance, are probably experienced by senior citizen households. Many senior citizens have fixed incomes and face financial difficulty in coping with housing cost increases.

Large Families: Because of their size, the large family household may have a greater incidence of overcrowding. However, such space limitations may have their origin less in family size than in financial means. The term large family refers to a household of five or more persons. The data found in Table A-13 indicates that Coronado had only 439 large family households. These families constitute 6.3% of all households but not a large proportion of the City's housing needs.

Overcrowded Households: Overcrowding is one result of the shortage of space. The most often-used indicator of overcrowding relates the number of rooms and persons in a housing unit. In fact, the overcrowding indicator cited by the Housing Element Guidelines (1977) is ". . . the number of housing units with 1.01 or more persons per room."

It is noteworthy that an "overcrowded" housing unit with fewer persons becomes "uncrowded." Overcrowding reflects the financial inability of households to buy or rent housing units having enough space for their needs. Consequently, overcrowding is more appropriately considered a household characteristic (instead of a housing condition) and falls within the meaning of special housing needs much as large families are so considered.

In 1980 data were collected on the number of persons per room. As of the Census date, the City only had 150 overcrowded households which was about 2% of all the households. Some 78% of the overcrowded households were renters.

Female Heads of Households: These households do constitute a large percentage of all the City households. As of 1980, these are 2,088 households headed by a female or 31% of all households. Most of the female householders (63%) were living alone. Thus, one of the significant special needs groups in the City is more than likely senior citizen female heads of household living alone.

Farm Workers: This is another special needs group identified in the California planning law. Because of the location and economy of Coronado, farmworkers are expected to constitute a very small percentage of the entire housing needs of the community.

Homeless: Legislation signed into law in September 1984 indicates that the "special needs" analysis must include the "homeless" and need for emergency shelter. The "homeless" refers to persons and/or families who are without shelter because of economic and/or domestic circumstances. Such persons and families may live in campers, motels, and other temporary accommodations.

Unofficial estimates indicate that the homeless population of San Diego may number as many as 5,000 to 6,000 persons, according to the United Way of America. About 2,500 of the total homeless population is estimated to be located in downtown San Diego with the remaining 2,500 to 3,500 persons dispersed throughout other communities in the County. This population group now includes the "traditional" and "new" homeless with the latter encompassing persons and families of marginal income who are in a period of economic crisis.

There are no data to estimate the number of homeless persons and families in the City. The magnitude of the need is expected to be small.

Projected Housing Needs For All Income Levels

Introduction

Projected housing needs refer to new housing units that need to be constructed over the next five years (1985 to 1990). The State planning law requires an assessment of production needs based on an analysis of population and employment trends as well as the locality's share of regional housing needs. Housing production needs usually account for three factors:

- New housing required to accommodate consumer demand or the increase in new households
- Adjustment to account for vacant dwellings (surplus or deficit)
- Adjustment for housing units lost from the inventory during the projection period.

Population

Population trends for the City of Coronado are listed below:

Date	Total Population	Population Gain
1960	18,039	-
1970	20,020	+1,981
1975	18,091	-1,929
1980	18,790	+ 699
1982	19,975	+1,185
1985	19,751	-224
1990	24,723	+4,972
1995	25,495	+772
2000	25,983	+488

Although there is an anticipated gain of almost 1,000 housing units between 1985 and the year 2000, a declining average household size serves to reduce the overall population increase. Employment opportunities also are projected to increase in the City.

Employment Projections

The major "industries" in Coronado are the military and hotels employing over 36,000 people, both assigned military, and civilian. Although only a portion of North Island Naval Air Station is within the corporate limits of the City, its proximity to the City essentially makes it the largest employer. The second largest employer is the Naval Amphibian Base followed by the 685 room Hotel Del Coronado. In addition to these major employers, there are additional hotels in the City plus numerous restaurants and retail shops along Orange Avenue (the central business district).

The current employee estimates for the three major employers are listed below and on the following page.

North Island Naval Air Station*		
Civilian (Base Exchange)	-	410
Civil Service	-	10,000
Assigned Military	-	10,000
Transient Military**	-	10,000

* Source: Chief Carlton, Public Affairs Officer, telephone conversation April 30, 1984

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Naval Amphibian Base***

Civilian (Base Exchange)	-	68
Civil Service	-	350
Assigned Military	-	4,000
Hotel Del Coronado**** (including the restaurant)	-	950
	Total	35,778

None of the above employers anticipate any increases in their staffs, civilian or military, in the next five years.

It appears that it is proposed development, in or adjacent to the City, that will increase employment opportunities in Coronado over the next five years. The San Diego Port Authority, on its property adjacent to the northeast end of the City, has planned a hotel, retail complex which is expected to be built within five years. Also, there is a proposal within the "Cays" development to build a 450 room hotel. It is also feasible to see an increase in the number of small hotels/motels in the City, although only one specific proposal has been presented at this time.

Based on one employee per hotel room, the Port Authority and Cays hotel/retail developments could increase the total employees in the City by 750.

Share of Regional Housing Needs

Under Section 655584 (a) of the planning law, SANDAG is responsible for determining the projected housing needs for all income levels in all cities of San Diego County. The projected housing needs must account for the following factors:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites
- Availability of public facilities
- Type and tenure of housing needs
- Housing needs of farmworkers

*** Source: Personnel Office and Base Administration, Chief Golindo, telephone conversation May 15, 1984.

**** Source: Tim Binder, hotel legal office, telephone conversation May 2, 1984.

SANDAG has projected that the City of Coronado needs an additional 1,225 housing units to accommodate its share of the County-wide increase in the growth in households. The projected needs are summarized in Table A-14.

Other factors, as noted earlier, contributing to a production need include attaining a vacancy rate and level which allows choice and mobility and the building of new housing to replace dwellings lost from the inventory. Table A-14 provides the data on projected housing needs by income group.

Vacancy data are presented in Table A-15. That table indicates a vacant supply of 1,315 housing units in 1980 for a Citywide vacancy rate of 16.2%. Most (77%) of Coronado's vacant dwellings were located in structures having five or more units. Indeed, the 1980 Census reports that there were 933 vacant condominium units. It is assumed that many of these vacant condominium units are second homes. The status of vacant housing units is illustrated below:

• Vacant for sale	112	8.5%
• Vacant for rent	373	28.2%
• Vacant - Other	837	63.3%

To the extent that there is a vacancy surplus, the total production needs could be reduced. Assuming a 5% vacancy factor, the number of vacant units which should exist in 1991 is about 400 units (number of households existing in 1991 times 5 percent). The number of unavailable second homes can be deducted to establish the vacant, available supply. It is assumed that most, if not all, of the "vacant-other" category listed above are second homes. These units may be subtracted from the total vacant supply to establish an adjusted, available supply of about 700 dwellings. Thus, a portion of the vacant, housing stock can contribute to meeting the needs for new construction.

V.
INVENTORY OF RESOURCES AND CONSTRAINTS

Introduction

The peninsula on which Coronado is located is considered the Coronado Sub-Regional Area (SRA) by the San Diego Association of Governments (SANDAG). In 1980, SANDAG estimated that this SRA contained a total of 5,477 acres which included the City of Coronado and North Island Naval Air Station. The area of the City, which includes the Naval Amphibian Base and the Silver Strand State Beach, equals about 59.4 percent of the SRA or approximately 3250 acres.

Inventory of Available Resources

The developed portion of the City for non-military uses totaled approximately 810 acres divided into 14 zones including eight residential zones (see Table A-16). The civilian residential areas, identified in Figure 2, are commonly referred to as the Village, the Shores, and the Cays, and they contain a total of 8,287 dwelling units (excluding group quarters and military and state beach housing) distributed over 599.16 acres.[1]

Eight residential developments by zone and density is as follows:

1. R1-A Single-Family maximum 8 D.U.'s per acre
2. R1-B Single-Family maximum 12 D.U.'s per acre
3. R-3 Multiple-Family maximum 28 D.U.'s per acre
4. R-4 Multiple-Family maximum 40 D.U.'s per acre
5. R-5 Multiple-Family maximum 47 D.U.'s per acre
6. RPCD Residential Planned Community Development-Flexible density
7. R-SCD Residential - Special Care Development maximum 40 habitable units per acre
8. Coronado Cays special use permit (average of no more than 10.89 D.U.' per acre, individual portions may exceed average)

Residential Development Trends

Residential development trends in Coronado shown in Table A-17 (1970 to 1984) support both the shift in the owner to renter ratio discussed in the Needs Assessment Section and changes occurring in zones R-3 and R-4 (discussion to follow). From

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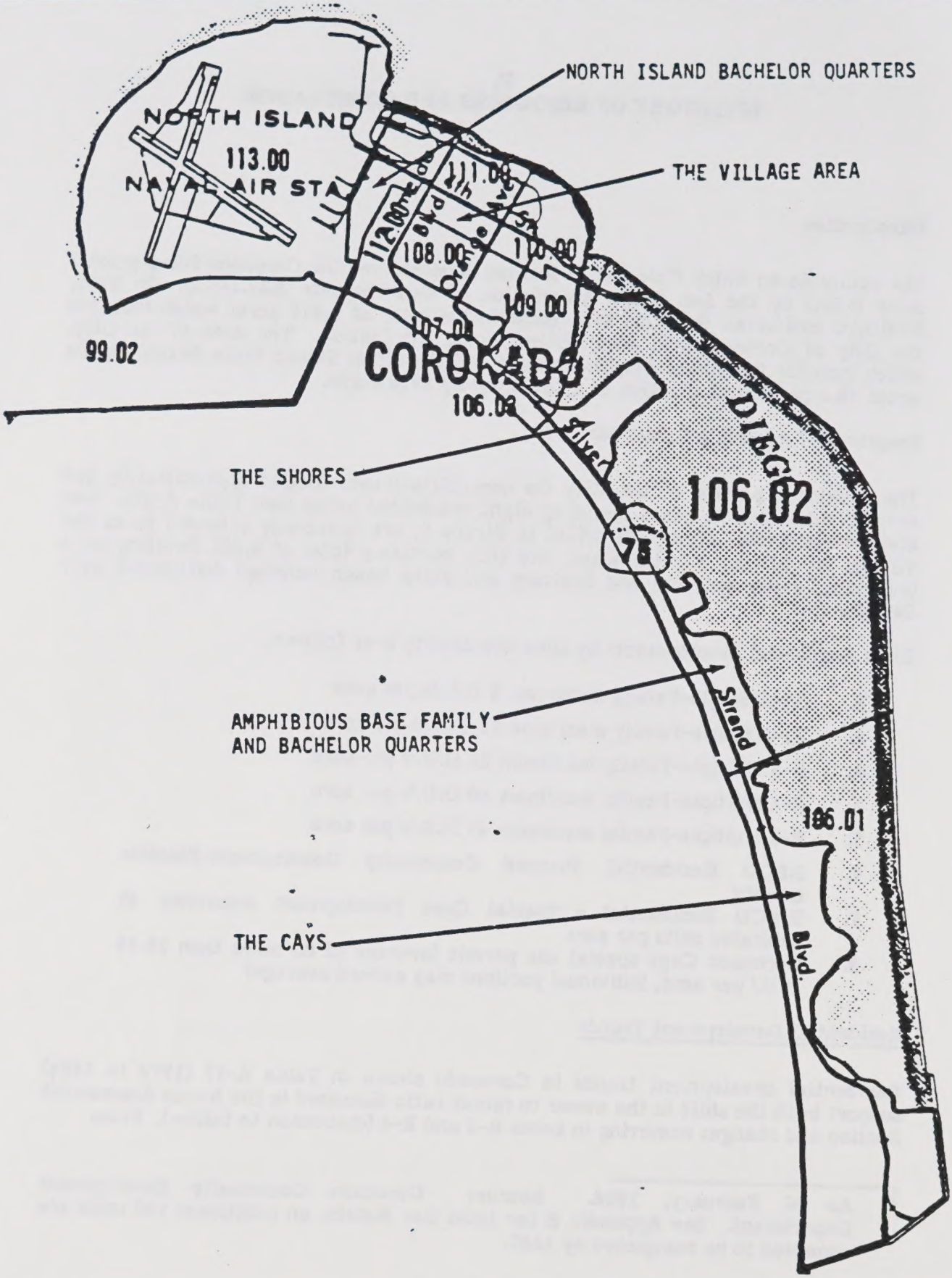
1 As of February, 1986. Source: Coronado Community Development Department. See Appendix B for Land Use Matrix; an additional 100 units are expected to be completed by 1987.



	Source: SAN DIEGO COUNTY: HOUSING NEEDS ASSESSMENT; MARCH 1977	Title: RESIDENTIAL AREAS IN CORONADO	2

1970 to 1984 single family units as a percent of the total housing stock declined from 70.3 percent to 49.6 percent. However, multi-family units more than doubled in that period increasing from 1,689 to 4,139 units.

Also, it is important to note that "alley housing" and "illegal units", which were discussed in Needs Assessment, are also included in the development trends analysis and the current status of residential development. These units are found in the Village area, zones R-1A to R-4.

Status of Current Residential Development

The status of residential development in Coronado can be assessed by dividing development into two groups: 1) development by zones R-1A thru R-5 and 2) current major development by project and zone. The R-1A thru R-5 areas are described in the following list.

- R-1A contains a total of 1,990 dwelling units on 293.24 acres. At a maximum density of eight D.U.'s per acre this area could, theoretically, incur an increase of 253 D.U.'s. There are also 3.44 vacant acres in this zone, which may include some miscellaneous sites that are not developable. The combined undeveloped and vacant acres would allow a maximum or gross number of dwelling units totaling 470.

- R-1B contains a total of 1,275 dwelling units, plus nine group quarters (church convent), on 1.20 acres. At a maximum density of 12 D.U.'s per acre, this area, theoretically, could incur an increase of 142 D.U.'s. Combined with .92 vacant acres, the maximum or gross number of dwelling units that could occur are 264.

- R-3 contains a total of 1,742 dwelling units on 67.7 acres. At a maximum density of 28 D.U.'s per acre this area, theoretically, could incur an increase of 300 units. Combined with 1.20 vacant acres, the maximum or gross number of D.U.'s that could occur are 553.

- R-4 contains a total of 337 dwelling units on 13.11 acres. At a maximum density of 40 D.U.'s per acre this area, theoretically, could incur an increase of 93 D.U.'s. Combined with .68 vacant acres, the maximum or gross number of dwelling units that could occur are 144.

- R-5 contains "The Shores," a high-rise condominium development totalling 1,467 units. This is a special zone created specifically for this development.

- "The Landing" is located in the Village area, this condominium project consists of 196 units (92 of which have been constructed) on a 6.32 acre site and is zoned R-PCD.

- "The Cays" which is the largest residential development in the City is located adjacent to the San Diego Bay and covers 127.18 acres. 804 units have been built on the site, approximately 2/3 single

family and 1/3 condominiums. See Table A-16 for dwelling units by area. Over 48 acres remain vacant, only a portion of which are for residential development. The Special Use Permit issued by the City for the Cays project governs all development there.

- "Residential - Special Care" includes a 92 unit project which is located on a 2.34-acre parcel across the street from the hospital and is designed to house ambulatory individuals who need access to a medical facility. This new zone, created specifically for this use by the City, is titled R-SCD. This project has been completed and is currently occupied.

In summary, there is a development potential for 1,605 housing units with 583 new dwellings on vacant land and 1,022 through recycling of already developed land.

Development Activity

Of the committed developments in progress (the Landing and the Cays) 104 additional condominium units are planned for the Landing and several hundred additional units could be developed at the Cays. The extent of the Cays development depends on approvals for both increases in the density of future dwelling units and a proposed 450 room hotel complex.

In the R-1A and R-1B zones, single family development is expected to occur in a recycling pattern: old units are demolished and replaced with a larger, single-family units. Although, theoretically, there are underdeveloped sites in these zones, many lots are larger than the minimum sizes of 5,500 or 3,500 square feet allowed in these areas. The large and sometimes irregular sized lots contribute to the construction of larger units, thus reducing the potential for measurable net increases in the total number of dwelling units.

Recycling of lots is also the primary development activity in the R-3 zone. Large lots with an older single family unit are converted into small condominium complexes.[1] Or, lots are combined and the existing single family[2] or duplex units are demolished and replaced by condominiums. The typical development in the R-3 zone is a four to eight unit project on a 7,000 to 14,000 square foot lot. Also, the lots are scattered throughout the area making it unfeasible to develop a large complex.

The R-4 zone is incurring changes similar to that of the R-3 zone. During the period 1980 to 1983 single family and duplex units decreased by six while condominium units increased by 37 dwelling units. More recent development trends indicate a "recycling rate" (of housing stock within the "Village" residential area excluding the "Landing" and the "Shores" condominiums) of about 30 to 40 housing units per year. The annual recycling rate would result in the production of 150 to 200 housing units between 1986 and 1991.

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1 It was noted in the 1982 Supplement to the Housing Element that the average lot size in Coronado is 7000 square feet.

2 For example, between 1980 and 1983 single family units in the R-3 zone declined by 18 while condominiums increased by 54 units.
Source: Land Use Matrix by Zone, see Appendix B for copy of 1980 matrix.

Assessment of Developable Parcels

Vacant or undeveloped parcels that offer a potential for residential development, in particular multi-family, are located in residential, commercial and public use zones. The four parcels identified are as follows:

1. One site is located in the CU-OS zone on the southwest corner of 7th Street and Orange Ave. and is only partially vacant. This 1.04 acre site has a vacant lot adjacent to what is commonly referred to as Babcock Court. Babcock Court contains 14 units, 10 of which are small detached units and four of which are contained in a two story structure at the back of the "Court". The units are currently used for non-residential purposes such as the Chamber of Commerce Office and several non-profit groups. It is described as Civic Use/Open Space on the zoning, General Plan and LCP maps. This site is presently owned by the City.

   This site was included in a proposal to develop a low income subsidized project (see Appendix C for a copy of the proposal which was a component of an Article 34 referendum held in the City last November). Further discussion of this referendum will follow in the Constraints Sections. There were, however, 31 units proposed for the site.

There are two sites located in the Commercial Service zone (on 1st Street and "C" Ave.) and located across from and adjacent to residential development, that merit discussion.

2. The larger of the two, 21,750 square feet, is the current home of the old water tower. Owned by the California-American Water Company, this parcel was listed with Strand Crown Realtors in June 1983 and the sale price was $1,050,000.[1] The parcel is currently not for sale and the Water Company has not made a decision regarding the future use of it.

3. Across First Street from the water tower site is a smaller parcel 14,000 square feet.

These two commercial sites are included in this assessment because of their proximity to existing residential development. A zone change may be feasible in order to make them available for residential development.

4. The final site in this assessment is located in a Civic Use-Open Space zone, which was a primary school, but has been closed for several years. Including the existing buildings, the site covers an area of 1.04 acres. The site was included in a proposal for a 32 unit subsidized multi-family development proposed by Housing Opportunities Inc., in 1982. An analysis of the proposal was included in the Supplement to: Housing Element of the City of Coronado General Plan. At the time Housing Opportunities Inc., suggested that the City either lease or buy the land from the School District.

1 Source: Coronado Journal, May 3, 1984

On Figure 3, the new General Plan Land Use Element, the location of the four sites within the "Village" area are shown.

Inventory of Non-Governmental Constraints

There are several factors that place limitations or constraints on housing development and housing programs in Coronado. Although they interrelate, the non-governmental constraints include geographical/social, land values, availability of financing and construction costs.

Geographical/Social

Geography places very obvious limitations on development with measurable portions of Coronado either adjoining water (ocean or bay) or a public beach. This condition results in acres of land which are not developable.[1] This coastal City also has attracted people for almost 100 years because of its proximity to water.

People have purchased primary, secondary and rental property because of the location and also because the property has a higher than average market value. This investment in the City has both tangible and emotional aspects generating strong reaction from the citizens regarding housing issues. An elaboration of some issues will be discussed in the Government Constraints section.

1 Approximately 18 percent of the Coronado SRA, Source: SANDAG

Land and Unit Values

The location and desirability of the area directly contributes to dwelling unit prices and rental rates in Coronado. Historically, Coronado has had housing costs that exceed or are the highest in San Diego County. For example, in 1977 the Assessor Property Information System revealed that Coronado had the highest market value per acre of the seven coastal sub-regional areas.

Also, The Society of Real Estate Appraisers reported that between 1976 and 1977 the average house price in Coronado was higher than its regional neighbor cities. A more recent comparison of house prices was reported by the San Diego Board of Realtors. Extracted from the Multiple Listings for calendar year 1983, the average existing single family house price was $109,000 for the City of San Diego compared for $316,000 for Coronado.

In the 1982 Housing Element Supplement it was reported that a typical lot in Coronado cost $20 to $22 per square foot. At $21 per square foot a 3,500 square foot lot, the minimum lot size in zones R-1B, R-3 and R-4, would cost $73,500. According to Mr. Rense at Nipolotano Realty in Coronado, a 3,500 square foot lot, in 1984, sells for approximately $100,000. A survey of homes for sale and homes for rent in 1984 in Coronado is reported in Table A-18. The results of the survey indicated that the average listed price for a two bedroom is $260,569 and the average rent for a two bedroom house is $669 per month. Of those listed, the average two bedroom apartment rent is $556 per month.

Availability of Financing

Of various residential financing, ranging from conventional to FHA, only conventional home loans are available for units in Coronado.[1] The reason other options, such as VA and FHA are not available is the above average value of property in the City. For example, in San Diego County, the maximum VA loan is $110,000 with no cash down[2] or $135,000 with a 25 percent down payment. This maximum loan amount can be compared to Home Federal's average single family market value estimate of $225,000 to $250,000 in Coronado.

Mr. Ashby of Home Federal stated that although there was at one time a variety of mortgage financing in the City, he estimates that most existing loans are now conventional in addition to all new loans. He also added that since 1977-78 the value of land and homes in Coronado has increased by at least 100 percent.

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1 Source: Charles Ashby, Coronado Branch, Home Federal of San Diego, telephone conversation, May 16, 1984. Home Federal is the largest lending institution (by volume) in San Diego County.

2 Source: Marco Hernandez, Bank of America, City of San Diego main branch, telephone conversation, May 16, 1984.

As of May 1984, for a single family owner-occupied unit in Coronado the interest rates are:[1]

Type of Loan	Rate	Plus
Adjustable	10.5%	1.5 points and $200
Fixed[2]	14.38	2 points and $200

The adjustable rate is applied for the first six months of the loan than it begins to float at the seventh month and the payments are adjusted annually.

Cost of Construction

Within the City limits of Coronado the cost of constructing residential units ranges from $40 to $60 and more per square foot, depending on the type of construction. For a single family wood frame unit the construction cost is $59 per square foot. And, for a multi-family, wood frame complex (condominiums or apartments) the construction cost per square foot is $47.

Inventory of Governmental Constraints

The effects of four potential governmental constraints are described in this subsection. The constraints analysis includes the following: land use controls; permits and processing; building codes and enforcement and on-and off-site improvements.

Land Use Controls

Development standards for the various residential zones in Coronado are presented in Table A-20, including setbacks, lot coverage, street width maximums and curbing. The City contains a variety of residential development zones ranging from the more traditional R-1 single family to contemporary Planned Community Development. The newest residential zone created is the Residential Special Care Development (RSCD) to accommodate the new residential complex across the street from the hospital which will serve the needs of the ambulatory elderly.

1 Home Federal, Charles Ashby, Coronado Branch, telephone conversation, May 16, 1984.
2 30 year term.

At the present time the City has not implemented standards to allow the development of prefabricated residential units, including mobile homes in R-1A or R-1B zones. However, the City on November 4, 1986, adopted a revised General Plan Land Use Element that committed the City to permitting such development in the R-1B zone with a Special Use Permit. Also, Coronado does not presently have a specific ordinance that would implement the full intent of the second unit or "Granny house" legislation for R-1 zoning. However, the City has informed the State Office of Planning and Research that within the existing R-1B zone (one d.u./3,500 sq.ft.) it is feasible to add a second unit to an existing single family unit. There are numerous lots within that zone that presently have one single-family home on a 7,000 square foot lot.

Although the height limitation could be viewed as a constraint on affordable residential development, especially for a senior project, Coronado's flexibility, demonstrated by the variety of existing zones, would allow options for that type of development.

Permits and Processing

Development related fees and processing time can function as a constraint on residential development. Lengthy project processing may cause some developers (especially those with small projects) to avoid a city or county that has a reputation of long processing periods.

The Community Development Department in Coronado estimates that it takes approximately nine months to process a development, that is, if "all goes well". Table A-22 lists the types of development-related processes and also the time and cost per process. It is important to note that the list in Table A-22 has been modified. For example, during a General Plan Amendment process, there has to be a California Environmental Quality Act (CEQA) review and a public hearing before both the Planning Commission and City Council, which takes an additional three to four months. However, some of the processes will occur simultaneously which can result in an estimate of nine months for a total process time.

Building Codes and Enforcement

The City of Coronado follows the procedures of the Uniform Building Code regarding all construction and code enforcement matters. Also, the City has not significantly amended the UBC. At the present time a formal protective code enforcement program does not exist in Coronado. Building code violations are based on a complaint system, with the City responding to violations when they are brought to the attention of the Community Development Department.

On-and Off-Site Improvements

Coronado is basically a fully developed City with curbs, gutters, sidewalk, infrastructure, etc., and, therefore, has minimal on-and off-site improvements

required for new development. For residential development the on-site improvements are as below:

- All residential development shall have 35% of the total site areas landscaped.
- Condominium complexes must have 200 cubic feet of lockable storage space, laundry area (one washer and dryer for every five units), and each unit must have a separate electric meter.

Although sewer capacity is of some concern, the City is in the process of improving the sewer system and the system essentially presents no constraint to new development. There is, however, one off-site improvement required of new development - underground utilities. The City's subdivision ordinance requires all electric and telephone lines to go underground.

While there is a cable television service in Coronado, the ordinance does not require cable TV. There is a requirement for the Special Use Permit process and Environmental Design Review of a satellite "dish" receiving antenna for both residential and commercial projects.

Other Constraints

As discussed previously, Coronado has unique physical and cultural features that contribute to special reactions regarding housing issues and new development. Among governmental and related constraints, "Other" constraints may have the most limiting impacts on housing programs in the City.

Article 34 Referendum

A special election was held in November 1983, which included an Article 34 Referendum. A yes vote on this referendum, Proposition F on the ballot, would enable the City to develop and construct subsidized housing. The proposition stated:

> SHALL THE ORDINANCE BE ADOPTED approving the development and construction of a low rent housing project located on Lots 8 through 20, Block 68, Map 376, CBSI and commonly known as the southwest corner of Seventh Street and Orange Avenue within the City of Coronado to provide units for living accommodations for persons, primarily senior citizens of low income?

The opposition to this referendum was intense and the vote of approximately four to one against Proposition F made the wishes of the citizens of Coronado very clear.[1]

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1 The entire ballot can be found in Appendix B.

There were three primary reasons given for the opposition to this project:

- The land owned by the City had been proposed for a community center according to the General Plan and many citizens expect that to occur.
- The property is too valuable to use for a low rent housing project.
- A general opposition to subsidized housing. Although the units were intended primarily for low and moderate income elderly, a group which usually has general support within a community, many residents were still strongly opposed to the concept.[1]

The result of the defeat of the Article 34 referendum is that Coronado will not have the option of directly providing and administering subsidized housing. The alternative is to rely on the private sector for this with assistance from the City, such as the use of CDBG funds for a land write-down. A major problem with the reliance on the private sector is that it is very difficult, considering property values in the City, for the private sector to develop a multi-family project and keep the rents low enough to enable the individual units to qualify under the County Housing Authority's programs.

San Diego County Department of Housing and Community Development and Housing Authority

Coronado's Community Development program is administered by the County's HCD Department and the Housing Authority. The County approves, disapproves and administers programs for the City. Currently, three programs are in progress: Architectural Barrier Removal, Section 8 Rent Subsidy and Housing Rehabilitation. It is the rehabilitation program that merits discussion in this constraints section because of the variety of circumstances that act as a constraint on its effectiveness.[2]

Ranking them in order of impact or affect, the most prominent of the limitations on the program is that of affluence. Relatively few people qualify for the program in Coronado. For example, if their income meets the program criteria, they usually have assets that disqualify them for applying for a loan. Second, although extensive efforts have been made by the Housing Authority staff to inform Coronado residents about the rehabilitation program, many people are suspicious of getting involved in government programs and reject any consideration of them.

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1 See Appendix B which contains three newspaper articles regarding Proposition F.

2 Information for this section was received from various individuals at the County HCD Office including: Rand Stewart (Rehab Program Director), Josephine Silva, Sandy Nunn and Adeline Black.

While it appears, from County HCD experience, that most of the eligible households for assistance in Coronado are elderly, many of them live in rental units. The rehabilitation program does have funds that are allocated to "investor units" or rental units. In Coronado, however, there is not much incentive for an apartment owner to use a County rehabilitation loan to refurbish a unit. Providing a unit for a subsidized tenant (by keeping the rents within County guidelines) results in an income loss for the landlord when the unit can be left as is and command higher rents.

Finally, the Block Grant funding program requires an environmental survey of units proposed for rehabilitation. Many structures in Coronado, commercial and residential, either are or have historical value and/or unique architectural features. This possibility of historical value usually results in a rehabilitation application from Coronado spending 90 days in Sacramento in the State Historical Preservation Office (SHPO).

In addition to greatly increasing the application process, SHPO will often place conditions on how the unit can be rehabilitated. These conditions often add further delays and cost to the rehabilitation process. Sometimes the applicant drops out of the program because of delays and levels of government constraints. An example is an applicant whose home has an architecturally valuable exterior. The most cost-effective refurbishing of that exterior would have been sandblasting and then repainting. SHPO recommend against sandblasting in order to preserve that special exterior. The costs of an alternative method were prohibitive. The result of the State's involvement in the process caused the applicant to drop out of the program.

Also, a contributing factor to this multi-level government program is that the applicant in Coronado is a little more sophisticated than the average rehabilitation applicant in San Diego County. They have often had more experience with rehabilitation type processes and are used to (in the past) being in control of the process and accomplishing tasks without multi-level government interaction. Therefore, their previous experiences result in high levels of frustration with the delays they encounter.

Availability of CDBG Funds

As of June 1985 all CDBG Funds available to the City have been allocated to various projects.

Coastal Commission

Although Coronado has adopted a local Coastal Plan, the Coastal Commission has retained appeal jurisdiction over portions of the City. The structure of the appeal jurisdiction is explained in the following paragraphs.

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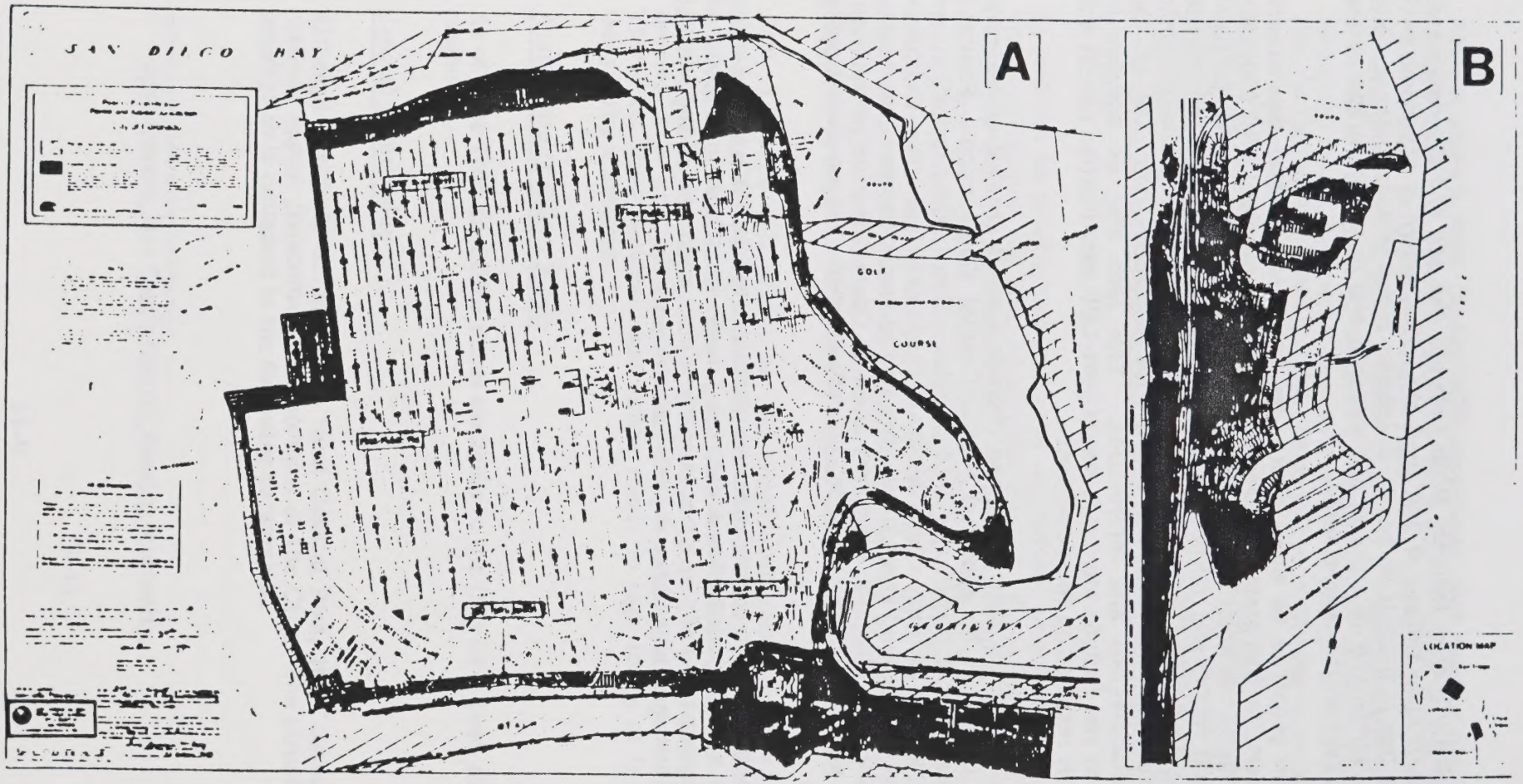
1 John Craven, San Diego County Housing Authority.

This "appeal jurisdiction" area includes lands between the sea and the designated first public road paralleling the sea or 300' from the inland extent of any beach or of the mean high tide line if there is no beach, whichever is the greater distance. also included are lands within 100' of streams and wetlands and lands within 300' of the top of the seaward face of the coastal bluff.

This map has been prepared to show where the California Coastal Commission retains post-LCP certification permit and appeal jurisdiction pursuant PRC S30619(b) and S30603(a) and (a)(2). In addition, developments also may be appealable pursuant to PAC S30603(a)(3), (a)(4) and (a)(5). If questions arise concerning the precise location of the boundary of any area defined in the above sections, the matter should be referred to the local government and/or the Executive Director of the Commission for clarification and information. This plan may be updated as appropriate and may not include any lands where post-LCP certification permit and appeal jurisdiction is retained by the Commission.

Essentially, what can occur is that a land use decision (permit granted or denied in this area by the City) can be appealed to the Coastal Commission. Figure 4 illustrates the appeal jurisdictions (darkly shaded areas). Also, in the illustration, are areas covered by a striped pattern, which designate the jurisdiction of the California Coastal Commission. Unmarked areas surrounded by California Coastal Commission jurisdiction are under San Diego Unified Port District Coastal Permit jurisdiction. The City has no authority over this area, therefore, there are no over-lapping jurisdiction issues.

While it is not anticipated that conflict over residential development would occur in any of the coastal appeals jurisdiction areas, the process does have a potential of constraining development. As of this time, the City has not encountered any conflict with the Coastal Commmission and the appeals jurisdiction.



ultrasystems	Source: CORONADO COMMUNITY DEVELOPMENT DEPARTMENT	Title: COASTAL COMMISSION AND SAN DIEGO PORT AUTHORITY PERMIT JURISDICTIONS	4

VI.
GOALS, POLICIES, OBJECTIVES

According to Article 10.6, a local housing element must contain a statement of housing goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing. The goals, objectives and policies presented in this section are presented in five categories: 1) existing housing, 2) new housing, 3) housing assistance, 4) equal housing opportunity and 5) removing governmental constraints.

Existing Housing

This sub-section relates to the following housing element planning requirement: "Conserve and improve the condition of the existing affordable housing stock."

Goals

- Promote and improve housing units consistent with community standards for those households who cannot afford to rehabilitate their homes.
- To continue private and individual home and neighborhood preservation activities in the City.
- To provide adequate services for existing and future residential units in the City, considering that the density of residential units in the City will increase and thereby place increased demands on existing (old) services.

Policies

- Promote the rehabilitation of substandard and deteriorating housing.
- When and where necessary, encourage the removal of substandard units that cannot be rehabilitated.
- Encourage the provision and maintenance of community facilities and municipal services.
- Encourage the augmentation of existing community facilities and municipal services as needed.
- Promote the retention of existing moderate-income units in the housing stock.

Objectives

- To improve 15 housing units over the next five years through repair and rehabilitation.

- To conserve, to the extent possible, the existing supply of affordable housing located in apartments, mobile homes, and alley units which can be improved to meet code standards.

New Housing

This sub-section responds to the State planning requirement to: "Identify adequate housing sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups."

Goals

- To provide sites for future elderly or family housing that provides access to services, shopping and transportation.

- To provide housing on available sites and also avoid concentration of subsidized housing.

- The City recognizes the fact that in Coronado moderate income households can have as much of a problem finding housing as low income households, and that a subsidized family development should be designed to meet the needs of both moderate and low income households.

Policies

- Location of residential development in close proximity to commercial areas and transportation routes for accessibility to services.

- Discourage concentration of low and moderate income housing.

- Encourage the development of subsidized family units that would provide units for both low and moderate income households.

Objectives

- To provide assistance in 200 previously unassisted housing units over the next five years to satisfy projected needs.

- To complete the "Community Needs Assessment" study for purposes of determining the most effective utilization of key land parcels in the City.

- To encourage the construction of 400 new housing units during the next five years (1987-1991).

Housing Assistance

This sub-section responds to the following requirement: "Assist in the development of adequate housing to meet the needs of low and moderate income households."

Goals

- Increase assessibility to moderate and low income housing in Coronado for eligible families of all sizes.

- Encourage affordable rental units by decreasing developer and owner costs and ultimately rental rates.

- Continue providing rental opportunities for low and moderate income households, recognizing that Coronado market constraints and HUD allocation constraints limit the number of households that can be assisted.

- To encourage the development of affordable rental housing in Coronado.

Policies

- Encourage the participation and financial commitment of the private sector in attaining housing goals and objectives.

- Support and encourage the participation of Federal, State and County agencies in housing assistance programs.

- Encourage the retention of rental units in the moderate and lower income levels.

Objectives

- To meet the rental housing assistance needs of 50 to 125 lower income households in existing housing during the next five years.

- To meet the rental housing assistance needs of 30 moderate income renter households in new housing during the next five years.

- To meet the owner housing assistance needs of first-time Coronado buyers of moderate income in 30 newly constructed housing units.

Equal Housing Opportunity

This sub-section responds to the following planning requirement: "Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin or color."

Goals

- Increase housing accessibility for elderly citizens.
- To improve the accessibility of units in Coronado available to the handicapped.

Policies

- Support proposed and future housing programs for elderly citizens in Coronado.
- Identify special housing needs of handicapped persons in Coronado.
- Encourage housing opportunities for families of all sizes.

Objectives

- Assure that the appropriate City staff have knowledge of fair housing and open housing legislation.
- Develop procedures for referring complaints to the appropriate agencies in San Diego County.

Removing Governmental Constraints

This sub-section meets the following planning requirement: "Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

Goals

- Increase housing choice and diversity, as necessary, through a continuous evaluation of how the City effects the existing and future housing stock.
- Increase opportunities for affordable housing by reducing processing time that would in turn reduce the developer's holding costs.

Policies

- Utilize local land use controls and development standards in a manner that responds, to the extent possible, to Coronado's housing needs.
- Implement current and future statewide legislation affecting community housing plans and programs.

Objectives

- Propose an amendment to the municipal code to permit waiver or reduction of development fees for projects participating in an affordable housing program.

- Investigate the possibility of zone or ordinance changes that would make currently non-conforming housing units conforming, because many of these units are presently in the low and moderate income housing stock.

VII.
HOUSING PROGRAMS

Introduction

According to Section 65583(c), a housing element must contain:

> A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, provision of regulatory concessions and incentives, and the utilization of appropriate Federal and State financing and subsidy programs when available.

Actions included in the housing program must address five specific areas, as listed below:

- Conserve and improve existing housing.
- Assisting in the development of affordable housing.
- Providing adequate housing sites.
- Removing governmental constraints.
- Promote equal housing opportunities.

Coronado's Housing Program for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the preceding categories. ~~Current and future actions are listed in Table A-23.~~ The actions are scheduled for implementation during the period of mid-year 1985 to mid-year 1990.

Conserve and Improve Existing Affordable Housing

Under Article 10.6 of the State Planning and Zoning Law, the housing program of a local housing element must include actions which:

> Conserve and improve the condition of the existing affordable housing stock.

These actions relate to: 1) improving the condition of housing through structural conservation or rehabilitation and 2) conserving the current supply of affordable housing. The future and current actions of the City which result in conserving existing affordable housing are described in the paragraphs that follow.

The structural conservation actions include those listed below:

- Housing code enforcement
- Alley housing improvements
- Housing Improvement Coordinator
- CDBG Owner Rehabilitation Program
- CDBG Investor Rehabilitation Program

Housing Code Enforcement

An active code enforcement program is proposed which would target "illegal" units in the City. This program is intended to both bring the units up to code and a legal unit status as well as retain it in the affordable housing stock. In order to bring those units up to code, the following tasks are proposed:

- Investigate applicability of "Granny Housing" law to change illegal status of unit.
- Waiver of fees associated with unit improvement.
- Adequate period in which to accomplish improvements.

Alley Housing Improvements

In conjunction with the Code Enforcement Program, a number of the affordable units referred to as "Alley Housing" could be physically improved and brought up to Code, including off street parking. Five units per year is the numerical objective for this program.

Housing Improvement Coordinator

Coronado is a small City with distinct characteristics that have contributed to its village-like atmosphere. In order to promote existing housing programs and assist the initiation of proposed programs in this community, it is recommended that a qualified resident be appointed as a Housing Improvement Coordinator. This individual would function as a liaison with residents and the County agencies administering programs, function as a liaison between City staff and County staff and City staff and the general community.

It is believed that residents who are now reluctant to participate in various housing programs would respond more favorably if a local resident was their initial contact and also assisted them through the process. Funds to employ this individual would be obtained from the CDBG program.

Community Development Block Grant Owner Rehabilitation Program

The San Diego County Housing Authority administered rehabilitation program, which is three years old, has assisted five home owners in Coronado. As discussed earlier in this document, a number of constraints have hampered the progress of this program. Over the next five years with the assistance of a Housing Improvement Coordinator, the objective of this program is to assist 10-15 additional home owners in Coronado.

Community Development Block Grant Investor Rehabilitation Program

Also administered by San Diego County, this program has been in existence for three years and has had no applicants. With an out-reach program conducted by an Housing Improvement Coordinator (discussed later in this section) it is anticipated that 5-10 units or an entire (small) multi-family unit could be rehabilitated within the next five years.

The following activities will provide methods of conserving affordable units in Coronado:

- City Housing Rental Assistance Program
- Alley Housing Improvement
- Section 8 Housing Program
- Apartment/Condominium Conversions

Coronado Local Rent Subsidy Program

The Coronado Improvement Corporation's Local Rent Subsidy Program is a rental assistance program available to low income elderly (62 years and older) and low income families who secure rental housing within the City of Coronado. Funded with federal Community Development Block Grant (CDBG) funds, the program offers rental assistance to eligible applicants for a period of approximately four years. It is estimated that about 60 households earning less than 80% of median income for San Diego County will be assisted by the program.

This unique program activity normally cannot be funded by CDBG funds in local communities. However, cities with nonprofit corporations can implement housing assistance programs. Under these conditions, the City's CDBG funds for this program "pass-through" to the nonprofit corporation. The corporation, in turn, has an agreement with the San Diego County Housing Authority to administer the program in the City. When the program is operated this way there will be no need to add staff to the City or create new staff for the nonprofit corporation.

Tenants participating in the program will select the housing units in which they wish to reside. The County Housing Authority staff, acting as agents for the Coronado Improvement Corporation, will inspect the dwelling units to insure that they are

safe, sanitary, and decent; determine the amount of subsidy based upon established criteria; and prepare all appropriate contracts. Tenants will pay all rent and utilities minus the monthly rental assistance payments. To implement this program, the Housing Authority of the County of San Diego will complete the following actions:

1. Outreach to landlords and tenants similar to the outreach undertaken for the Housing Authority's Section 8 (existing) housing assistance payments program.

2. Establish a waiting list based upon the time and date of the application.

3. Determine eligibility of applicants based upon the applicants' income and family status.

4. Determine eligibility of dwelling units.

5. Make housing assistance payment on behalf of eligible applicants residing in eligible dwelling units.

6. Pay claims for damage and vacancy loss based upon the Section 8 (existing) housing assistance payments program regulations.

The rent ceilings or limits established for the Coronado rental assistance program are as follows:

0 bedroom	$413
1 bedroom	$506
2 bedrooms	$594
3 bedrooms	$743
4 bedrooms	$831

Rent Level Study

The City has initiated a "Rent Level Study" to: 1) determine existing rents in the community, 2) compare the rent structure to other coastal communities in San Diego County, and 3) establish the rate of rent increases since the 1980 Census was completed. This information will provide a data base that can be used in implementing various programs and will serve to determine whether local rents are increasing at rate that is faster than in other communities. Rent level data also are being collected for the cities of Del Mar, Solana Beach and Encinitas.

Alley Housing Improvements

As a logical extention of the code enforcement and alley unit structural improvement programs, the eligible units will be retained in the City's affordable housing stock. With a unit structurally passing a code inspection some of the residents may then become candidates for Section 8 Rent Subsidy Certificates.

Section 8 - Housing Program

The objective is to achieve 100 percent use of the Section 8 Rent Subsidy Certificates which are distributed by the County Housing Authority. Currently, Coronado's allocation of certificates total 48 and 31 allocated. The 17 unallocated certificates have not been utilized for several reasons, two of which are: the certificates for the elderly, 31 certificates, have been allocated and no large family, small or single (non-elderly) households have qualified for the program. Therefore, it is proposed that the County change the distribution of eligible applicants increasing the number of elderly to 43. Also, utilizing the Housing Improvement Coordinator, provide an out-reach into the community to recruit eligible applicants for the program.

Apartment/Condominium Conversion

Section 18.14.100 (F) of the Subdivision Ordinance provides that the City Council shall not approve an application for the conversion of rental apartments to condominium units unless the City finds that: "The vacancy factor in the City is not less that four percent of the total available apartment rental housing stock."

The 1984 Apartment Complex Vacancy Factor has been calculated at eight tenths of one percent (.8%) based upon a usable response from 120 of the approximately 150 apartment complexes in the City. These complexes account for approximately 78.5% of the apartment units in Coronado.

Assist in Low/Moderate Income Housing Development

This category of the 5-year Housing Program describes the manner in which the City of Coronado will assist the private sector in addressing the housing needs of the current and future low and moderate income households. More specifically, this section describes current and future actions which comply with the following requirements of State law:

> "Assist in the development of adequate housing for low-and moderate-income households."

This housing planning requirement is met through two types of program actions: 1) Federal and State housing subsidy programs and 2) local incentives. Five specific program actions are described in this sub-section which together represent the practical ways in which the City of Coronado can help the private sector to address the need for affordable housing. (Another future potential resource is the 20% set-aside of tax increment funds by the Coronado Redevelopment Agency.)

1. Mortgage Revenue Bond Program
2. Density Bonuses
3. Fee Waivers
4. Affordable Housing Fund
5. CDBG Program
6. Seniors Home Sharing

Mortgage Revenue Bond Program

During the past two-years there has been very limited resources allocated at the Federal or State levels for ongoing housing subsidies. As a result, many of the programs which the City could have endorsed and encourage are, as a practical matter, no longer available. This includes programs such as the Section 8 housing assistance payments program in newly constructed housing and the Section 202 elderly housing.

This is also the case for the State programs such as a home ownership and rental housing assistance. Consequently, one of the programs which possibly could be used is "mortgage revenue bond program." This program provides below market interest rate financing and thereby facilitates the production of new housing within the means of moderate income households. The City will work with private sector sponsors of both single family and multi-family housing for purposes of determining interest and need for the mortgage revenue bond program. It is highly probable that this program will work in conjunction with the local incentives that the City of Coronado can offer the private sector.

Density Bonuses

This program action refers to the City procedures for complying with Statewide legislation concerning density bonuses for affordable housing developments. A private sponsor can request from the City a density bonus in exchange for producing a certain number or percentage of low and moderate housing units. Thus far, there has been no project developer in the City who has requested a density bonus for purposes of facilitating the construction of affordable housing. The City intends to establish procedures for implementing AB 1151. These procedures will emphasize the manner in which density bonuses can be combined with other local incentives and State resources in order to make achievement of an affordable housing development a reality.

Fee Waivers

On a project merit basis, the City will consider waiving development application and processing fees. These fees are unlikely to alone enable the production of new, affordable housing. However, in concert with other local incentives, the fee waiver provision is a positive contribution and serves to indicate the City's commitment to meeting housing goals.

Affordable Housing Fund

This fund is derived from the collection of an in-lieu fee from the development of 20+ dwelling units or 20+ lots in the City. The $2,100 fee per unit produces enough revenue, that when combined with other resources, could readily facilitate the production of affordable housing. In connection with new housing development, the Affordable Housing Fund could be used to defray the costs of infrastructure and other off-site improvements in new housing or as a land value write-down. The City

will make available this fund for purposes of enabling an affordable housing development, assuming other planning, land use and design standards are satisfied.

Community Development Block Grant Funds

Annually, the City participates in this program. From a housing standpoint, the funds obtained and allocated emphasize the rehabilitation of the existing housing stock. In the future, it is possible that a portion of the grant amount could be allocated to foster the development of new housing. One means of accomplishing this is through a land value write-down procedure. There are other ways in which CDBG funds could be used to foster new housing construction. One aspect of the "Community Needs Assessment Study," which will focus on the most effective utilization of lands in the City, is to consider the ways in which CDBG funding may be used to meet broad community goals.

Seniors Home Sharing

Home sharing involves matching compatible seniors in one housing unit. Generally, the program involves seniors who have extra space in their home and who need companionship and other seniors who have a need for housing accommodations at below market costs. This program has had success elsewhere in southern California and, indeed, the entire State. By accommodating seniors in existing housing, the program serves to reduce the need for new housing construction.

Provision of Adequate Housing Sites

This section of the Housing Program is intended to comply with the following planning requirement:

> "Identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income groups."

Coronado's Housing Program is described from two perspectives: 1) the potential holding capacity to accommodate projected housing needs and 2) provision for a variety of housing types.

Potential Holding Capacity

As explained in the "needs assessment" section, SANDAG has projected that Coronado needs an additional 1,225 housing units to accommodate its share of the Countywide increase in the growth in households. To the extent that there is a vacancy surplus, however, the production needs can be adjusted downward. Through the statistics and methodology presented in an earlier section, it was found that a share of the projected housing needs could be satisfied with the standing stock and the remainder by new construction on vacant land and recycling of already developed land.

There is the potential for new housing construction in areas having approved developments and in the four zones in the City. Approved developments (but not yet built) could yield an 104+ housing units. In addition, as noted in the land supply inventory, there is a potential incremental increase of 1,605 dwellings. In summary, the City's potential holding capacity exceeds the projected needs, as developed by SANDAG.

Variety of Housing Types

There are a variety of housing types allowed in the City's various residential zones. These types are fully discussed in the text describing current land use controls. The City, however, has not yet adopted standards in prefabricated residential units, including mobile homes. In addition, the City has adopted an ordinance that specifically implements the second unit or "Granny House" legislation for R-1 zoning. The State legislation, however, can be implemented primarily in the City's R1-B zone (minimum lot size of 3,500 square feet) where numerous 7000 square feet lots are occupied by a single-family unit.

To expand upon the variety of housing, the City will consider the development of mid-rise condominiums or apartments. More specifically, the present height limit can impede the construction of housing types particularly well suited to senior needs and other moderate income households. It is suggested that mid-rise developments with heights greater than allowed could be allowed through the Special Use Permit procedure. In effect, mid-rise residential structures would be added to the list of conditionally permitted uses in the R-4 zone.

Four factors are usually encompassed within the scope of governmental constraints.

- Article 34
- Infrastructure
- Fees
- Processing

In 1983 the voters defeated an Article 34 referendum which would have enabled the City to provide low and moderate income housing for the elderly. A major reason for the defeat of this referendum was its association with a specific development proposed for a controversial site. Within the next five years a new referendum associated with a specific development, and a non-controversial site, may have a better chance of being approved by the voters. This could provide the City with an opportunity to provide new subsidized units.

Infrastructure, fees and processing/permit procedures do not impose measurable constraints on meeting housing needs in Coronado. The City is essentially built out; however, there are some underdeveloped and a few vacant lots that will provide opportunities for further residential development. To encourage and/or aid the development of low and moderate units it is proposed that fee waivers, if feasible, and accelerated development processing be implemented into the City's housing programs.

Promote Equal Housing Opportunity

The fifth category of the 5-year Housing Program deals with equal housing opportunity. Actions must be included in the program which address the following:

> Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.

The City of Coronado has adopted the following policies relating to equal housing opportunity:

- Promote equal housing opportunity throughout the City.
- Promote housing which meets the special needs of large families, minorities, elderly, handicapped, and single parent households with children.
- Promote greater awareness of tenant and landlord rights.

Enactment and enforcement of fair and open housing laws has essentially been preempted by the State. Localities cannot enact local ordinances to enforce fair housing practices. Because of Coronado's size it is not practical to consider implementing a local program. In this area, the City intends to enhance the level of awareness of City employees of fair housing laws and to develop procedures whereby the staff can refer persons which feel they have been discriminated to the proper agencies in San Diego County.

VIII.
HOUSING ELEMENT PROGRESS

1980 Housing Element

A housing element revised to meet the update requirements of Article 10.6 must include an assessment of the progress made in implementing the previously adopted document. The list below identifies the 19 actions incorporated in the implementation program of the City's 1980 Housing Element, plus the four actions proposed in the 1982 Housing Element Supplement. The listing also describes the present status of each action of the implementation program:

1. Investigate the use of Title 1, Section 2 Home Improvement Loan Insurance, to provide housing rehabilitation loans for eligible households in Coronado.

   Status: On-going and component of the County Housing Rehabilitation Program.

2. Investigate the development of a Community Center in Coronado.

   Status: Approved November 1984.

3. Encourage the upgrading of municipal services such as water and sewer lines.

   Status: Ongoing.

4. Continue to support community efforts to preserve the quality of neighborhoods in Coronado.

   Status: Ongoing.

5. Encourage the development of a proposed 90-unit elderly housing complex.

   Status: 92-unit Residential Special Care Facility completed 1983.

6. Accommodate the handicapped citizens in Coronado and their special housing requirements.

   Status: Architectural barrier program designed and in the process of being implemented.

7. Accommodate the use of State and Federal programs for the handicapped such as the "After Care Program" sponsored by San Diego County.

   Status: Unable to determine current status.

8. Investigate low and moderate income housing programs for families that would also be feasible considering special constraints in Coronado.

   Status: (Refer to 1982 list)

9. Propose an amendment to the municipal code to permit waiver or reduction of development fees for projects participating in an affordable housing program.

   Status: Has not been implemented due to non-existence of Housing Program.

9. Investigate the possibility of a "Development Processing Agreements Freeze" The process would be to "Freeze" all applicable City ordinances which may impact a project for a predetermined period of time. A compensation to the City, from a developer, would be the acquisition of a public benefit such as affordable housing.

   Status: Has not been implemented due to non-existence of applicable program.

11. Continue to cooperate with the San Diego County Housing Authority in their administration of the Section 8 Rental Assistance Program.

   Status: Ongoing.

12. Enforcement of a recently adopted ordinance "regulating condominium conversions" which would regulate the conversion of a multi-family rental housing to condominiums.

   Status: Ongoing.

13. Subsidize the cost of land (with a land write-down program) for the provision of rental units for low and moderate income families.

   Status: See 1982 list.

14. Subsidize the cost of a site (land write-down) for the development of an elderly housing facility.

   Status: Defeat of Article 34 in 1983 has temporarily prevented this program from being implemented.

15. Encourage multi-family development on three specific sites in the City.

    Status: Has not been implemented as programs have yet to be instituted.

16. Accommodate the development of subsidized family housing on three to four sites in the City.

    Status: Not implemented, effort to accomplish goal ongoing.

17. Investigate the development of family housing that would provide units for both low and moderate income households in Coronado.

    Status: Ongoing.

18. Investigate the feasibility of using HUD 236 subsidized family housing, new construction Section 8 family housing, and the HUD 202 housing program for the elderly and handicapped.

    Status: Funds are currently not available.

19. In addition to the condominium conversion ordinance, investigate the possibility of zone or ordinance changes that would make currently non-conforming housing units conforming, because many of these units are presently in the low and moderate income housing stock in the City.

    Status: Study ongoing. See 1984-89 programs.

1982 Housing Element Supplement

1. Housing rehabilitation program for owner occupied and investor units.

   Status: Ongoing. Program service provided through the San Diego Housing Authority.

2. Retain affordable units in Coronado.

   Status: See 84-89 programs.

3. In lieu fees on condominium development.

   Status: Fees established in Coronado Subdivision ordinance.

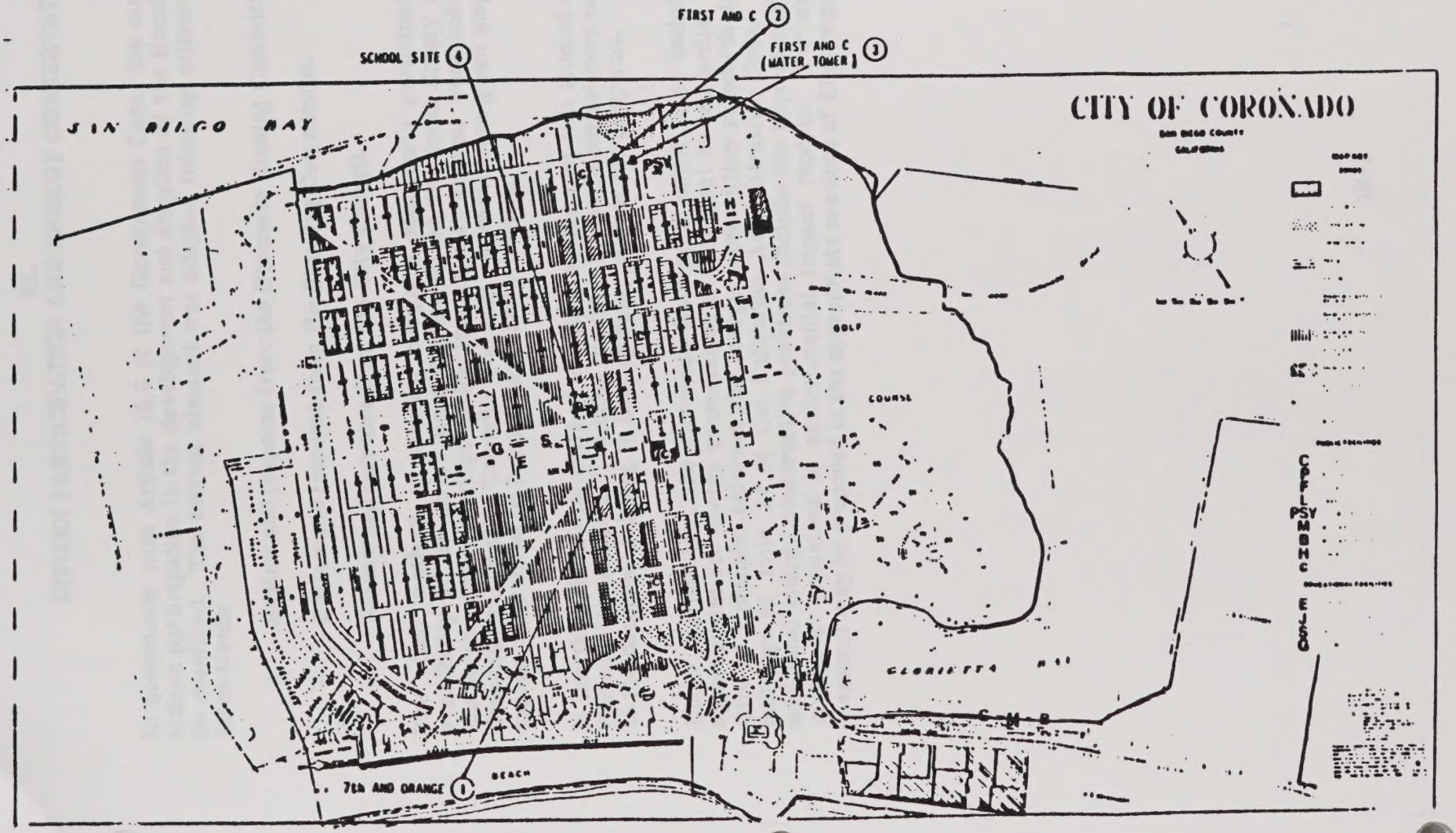
4. Develop 32 unit multi-family complex for low and moderate income families in Coronado.

   Status: A. Non-profit corporation was considered.

   B. School district declined to lease property.

C. **In lieu fee ordinance enacted.**

D. **Article 34 referendum defeated.**


CITY OF CORONADO
SAN DIEGO COUNTY
CALIFORNIA
SAN DIEGO BAY
FIRST AND C (2)
FIRST AND C (WATER TOWER) (3)
SCHOOL SITE (4)
7th AND ORANGE (1)
GOLF
COURSE
GLORIETTA BAY
BEACH
C M B
PSV
C
H
G
S
E
J
CORONADO
ELCO

IX.
CITIZEN PARTICIPATION AND ENERGY CONSERVATION

In accordance with Article 10.6 of the Government Code, the manner of assuring citizen participation in the development and adoption of the Housing Element must be described. The current element was adopted following citizen participation on three levels:

- Review and response from the Coronado Housing Committee.
- Review and response from the Planning Commission.
- Review and response from the City Council.

The other methods of assuring adequate community participation included the availability of the Draft Housing Element at the local library and at City Hall. Moreover, public hearings during the adoption process were held by the Planning Commission and City Council. The area residents were given ample opportunity to express their views on housing needs and priorities.

In addition, the initial draft of the Housing Element was studied completely by the Planning Commission. The input provided by the Commissioners resulted in revisions to the document relating to housing data, policies and programs.

Under current law, the Coronado Housing Element must include a discussion of opportunities for energy conservation with respect to residential development. The City of Coronado enforces the energy conservation standards for new residential buildings of Title 24 of the California Administrative Code. Opportunities for additional energy conservation practices include the implementation of "mitigation measures" contained in environmental impact reports. For example, mitigation measures may be proposed in the appropriate sections of EIRs required by the City.

TECHNICAL APPENDICES

A. HOUSING ELEMENT DATA BASE

B. LAND USE MATRIX BY ZONE
AND
RESIDENTIAL LAND USE MATRIX

C. PROPOSITION F ARTICLE 34 REFERENDUM
AND
NEWSPAPER ARTICLES CONTAINING REACTIONS TO PROPOSITION F

TECHNICAL APPENDIX A

HOUSING ELEMENT DATA BASE

TABLE 1

SAN DIEGO COUNTY: HOUSEHOLD AND FAMILY MEDIAN INCOMES
1980

	Households	Ratio	Families	Ratio
Del Mar	$22,500	1.32	$35,285	1.74
Carlsbad	22,354	1.31	25,969	1.28
CORONADO	19,850	1.16	25,258	1.24
San Marcos	18,215	1.06	20,024	.99
Chula Vista	17,997	1.05	20,660	1.02
Lemon Grove	17,941	1.05	19,991	.98
La Mesa	16,802	.98	20,673	1.02
San Diego	16,410	.96	20,136	.99
Vista	15,285	.89	17,637	.87
Escondido	15,250	.89	17,802	.88
El Cajon	15,237	.89	18,300	.90
Oceanside	14,969	.88	17,162	.85
Imperial Beach	12,987	.76	13,800	.68
National City	11,794	.69	13,237	.65
Unincorporated	17,107		20,306	
Total County	17,107		20,306	

Source: 1980 Census, County of San Diego, Tables 69 and 74
Table construction by Ultrasystems, Inc., and Castaneda & Associates

TABLE 2

CITY OF CORONADO: CITY BLOCKS WITH A LARGE NUMBER OF HOUSING UNITS DEFINITELY NEEDING REHABILITATION — 1981

Block Number	Total Number of Units	Units Definitely Needing Rehabilitation Number	Percent
50	83	20	24.0
171	20	15	75.0
124	61	14	23.0
47	59	11	18.6
24	67	11	16.4
9	10	10	100.0
46	40	10	25.0
6	51	10	19.6
152	68	9	13.2
139	38	8	21.0
52	46	8	17.4
107	55	8	14.5
65	65	8	12.3
39	30	7	23.0
54	41	7	17.0
119	42	7	16.7
64	57	7	12.3
8	12	6	50.0
136	31	6	19.4
69	54	6	11.1
66	70	6	8.6
72	22	5	22.7
144	35	5	14.3
140	36	5	13.9
48	38	5	13.2
129	38	5	13.2
37	40	5	12.5
169	41	5	12.2
	1,250	229	18.3

Source: City of Coronado: Housing Condition Survey, November 1981.
Tabale construction by Ultrasystems, Inc. and Castaneda & Associates.

TABLE 3

CITY OF CORONADO: CITY BLOCKS WITH HIGHEST PERCENTAGE OF HOUSING UNITS DEFINITELY NEEDING REHABILITATION — 1981

Block Number	Total Number of Units	Units Definitely Needing Rehabilitation Number	Percent
9	10	10	100.0
171	20	15	75.0
8	12	6	50.0
46	40	10	25.0
50	83	20	24.1
124	61	14	23.0
39	30	7	23.3
72	22	5	22.7
139	68	9	13.2
6	51	10	19.6
136	31	6	19.4
47	59	11	18.6
52	46	8	17.4
54	41	7	17.1
119	42	7	16.7
34	67	11	16.4
	683	156	22.8

Source: City of Coronado: Housing Condition Survey, November 1981.
Tabale construction by Ultrasystems, Inc. and Castaneda & Associates.

TABLE 4

CITY OF CORONADO: NUMBER AND PERCENT BY RANK ORDER OF REPAIRS FOR RESIDENTIAL BUILDINGS DEFINITELY NEEDING REHABILITATION

Repair Category	Number of Buildings	Percent of All Buildings
Paint	267	95.7%
Roofing	213	76.3
Windows/Doors	185	66.3
Grounds	171	61.3
Building Walls	143	51.3
Fences	118	42.3
Foundation	92	33.0
Porch/Balcony	56	20.1
Attachments	42	15.1
Electrical	29	10.4
Stairs	25	9.0

Source: City of Coronado, Housing Condition Survey, November 1981. Table construction by Ultrasystems, Inc., and Castaneda & Associates.

TABLE 5

CITY OF CORONADO: NUMBER OF REPAIRS REQUIRED PER BUILDINGS DEFINITELY NEEDING REHABILITATION

Number of Repairs Per Building	Number of Buildings	Percent of All Buildings
1	1	.4%
2	6	2.2
3	24	8.6
4	64	22.9
5	75	26.9
6+	109	39.0
	279	100.0%

Source: City of Coronado, Housing Condition Survey, November 1981. Table construction by Ultrasystems, Inc., and Castaneda & Associates.

TABLE 6

CITY OF CORONADO: DISTRIBUTION OF TOTAL POPULATION BY HOUSEHOLDS AND GROUP QUARTERS -- 1980-1983

Year	Households	Percent	Group Quarters	Percent	Total
1980	15,246	81.1	3,544	18.9	18,790
1981	14,646	78.6	3,979	21.4	18,625
1982	15,131	75.4	4,939	24.6	20,070
1983	15,573	77.7	4,479	22.3	20,052

Source: 1980 Census, County of San Diego, and State Department of Finance, County, City Housing and Population Estimates.
Table construction by Ultrasystems, Inc., and Castaneda & Associates

TABLE 7

CITY OF CORONADO: OWNER AND RENTER DISTRIBUTIONS -- 1980

Income Intervals	Owner Households Number	Owner Households Percent	Renter Households Number	Renter Households Percent	All Households
Less than $ 5,000	193	29.6%	458	70.4%	651
$ 5,000- $ 9,999	233	22.8%	788	77.2%	1,021
$10,000- $14,999	185	19.8%	750	80.2%	935
$15,000- $19,999	272	32.0%	579	68.0%	851
$20,000+	2,318	65.4%	1,227	34.6%	3,545
Totals:	3,201	44.3%	3,802	55.7%	7,003

Source: 1980 Census, County of San Diego
Table construction by Ultrasystems, Inc., and Castaneda & Associates.

TABLE 8

CITY OF CORONADO: ESTIMATED TENURE DISTRIBUTION OF INCOME GROUP — 1980

Income Group*	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
Very Low	359	26.1	1,018	73.9	1,377	100.0
Low	205	20.8	782	79.2	987	100.0
Moderate	320	29.3	774	70.7	1,094	100.0
Above Moderate	2,137	63.5	1,227	36.5	3,364	100.0
Totals:	3,021	44.0	3,801	56.0	6,822	100.0

* Median household income of San Diego County in 1980 was $17,107. Thus, the four income groups are defined as follows:

Very low = $0-$8,553, or 50% of County median income.
Low = $8,554-$13,685, or 51% of County median income
Moderate = $13,686-$20,528, or 81%-120% of County median income
Above Moderate =$20,529+, or 121% of County Median income.

Source: 1980 Census, County of San Diego.
Table construction by Ultrasystems, Inc. and Castaneda & Associates.

TABLE 9

CITY OF CORONADO: OWNER MONTHLY HOUSING COSTS AS A PERCENT OF INCOME BY INCOME - 1980

Income Interval	Less than 20% N	Less than 20% %	20% to 24% N	20% to 24% %	25% to 34% N	25% to 34% %	35% or More N	35% or More %	Total
Less than $5,000	27	14.0	36	18.7	23	11.9	107	55.4	193
$5,000-$9,999	110	47.2	22	9.4	8	3.4	93	40.0	233
$10,000-$14,999	95	51.4	24	13.0	50	27.0	16	8.6	185
$15,000-$19,999	166	61.0	18	6.6	16	5.9	72	26.5	272
$20,000+	1,485	69.5	187	8.7	205	9.6	261	12.2	2,138
Total	1,883	62.3	287	9.5	302	10.0	549	18.2	3,021

Source: 1980 Census, County of San Diego; Table 139.
Table construction and methodology by Ultrasystems, Inc., and Castaneda & Associates.

TABLE 10

CITY OF CORONADO: RENTER MONTHLY HOUSING COSTS AS A PERCENT OF INCOME BY INCOME - 1980

Income Interval	Less than 20% N	%	20% to 24% N	%	25% to 34% N	%	35% or More N	%	Total
Less than $5,000	—	—	6	1.3	—	—	452	98.7	458
$5,000-$9,999	34	4.3	20	2.5	147	18.7	587	74.5	788
$10,000-$14,999	101	13.5	111	14.8	291	38.8	247	32.9	750
$15,000-$19,999	147	25.4	162	28.0	143	24.7	127	21.9	579
$20,000+	834	68.0	194	15.8	181	14.7	18	1.5	1,227
Total	1,116	29.4	493	13.0	762	20.0	1,431	37.6	3,802

Source: 1980 Census, County of San Diego; Table 132.
Table construction and methodology by Ultrasystems, Inc., and Castaneda & Associates.

TABLE 11

CITY OF CORONADO: MONTHLY HOUSING COSTS AS A PERCENTAGE OF INCOME BY INCOME - - 1980

Costs As Percent Of Income	Owner Households		Renter Households		All Households	
	Number	Percent	Number	Percent	Number	Percent
Less than 20%	1,883	62.3	1,116	29.4	2,999	44.0
20-24%	287	9.5	493	13.0	780	11.4
25-34%	302	10.0	762	20.0	1,064	15.6
35% or more	549	18.2	1,431	37.6	1,980	29.0
Totals	3,021	100.0	3,802	100.0	6,823	100.0

Source: 1980 Census, County of San Diego, refer to Tables 9 and 10.
Table construction by Ultrasystems, Inc., and Castaneda & Associates.

TABLE 12

CITY OF CORONADO: HOUSEHOLDS PAYING 25% ON MONTHLY HOUSING COSTS BY INCOME GROUP AND TENURE - - 1980

	Owner Households		Renter Households		All Households	
Annual Income	Number	Percent	Number	Percent	Number	Percent
Very low	202	23.7	973	44.4	1,175	38.6
Low	78	9.2	609	27.8	687	22.6
Moderate	105	12.3	410	18.7	515	16.9
Above Moderate	466	54.8	199	9.1	665	21.9
Totals:	851	100.0	2,191	100.0	3,042	100.0

Source: 1980 Census, County of San Diego
Table construction by Ultrasystems, Inc. and Castaneda & Associates.

TABLE 13

CITY OF CORONADO: HOUSEHOLD SIZE DISTRIBUTION - 1980

Persons in Households	Number	Percent
1	2102	30.6
2	2631	38.2
3	1001	14.6
4	706	10.3
5	297	4.3
6+	142	2.0
	6,879	100.0

Source: 1980 Census, County of San Diego, Table 18
Table construction by Ultrasystems, Inc., and Castaneda & Associates.

TABLE 14

CITY OF CORONADO: PROJECTED HOUSING NEEDS
BY INCOME GROUP — 1986-1991

Income Group	Number	Percentage Distribution
Very Low	274	22.4
Low	212	17.3
Moderate	236	19.3
Above Moderate	503	41.0
Total	1,225	100.0

Source: SANDAG, Housing Needs Statement, Table 3 (26 October 1984).
Table construction by Ultrasystems, Inc., and Castaneda & Associates.

TABLE 15

CITY OF CORONADO: DISTRIBUTION OF VACANT HOUSING UNITS
BY TYPE AND STATUS — 1980

Housing Unit Type	Vacant Housing Units	Percentage Distribution	Vacancy Status: Seasonal Migratory	Vacancy Status: All Other
1-unit, detached	190	14.4	17	173
1-unit, attached	78	5.9	12	66
2-units	11	.8	0	11
3-and 4-units	17	1.3	6	11
5 or more units	1013	77.1	224	789
Mobile homes	6	.5	0	6
Totals	1315	100.0	259	1056

Source: 1980 Census, County of San Diego, Tables 102 and 103.
Table construction by Ultrasystems, Inc., and Castaneda & Associates.

TABLE 16

RESOURCE SURVEY
DWELLING UNITS AND VACANT LAND BY RESIDENTIAL ZONE*

Residential Zone	Single Family		Duplexes		Condominium Units		Vacant Apartments		Land
	Acres	D.U.'s	Acres	D.U.'s	Acres	D.U.'s	Acres	D.U.'s	Acres
R-1A	284.52	1932	1.98	34	.54	18	.75	6	3.44
R-1B	112.33	1152	2.64	56	.80	35	.63	23	.92
R-3	33.19	412	5.92	162	9.86	346	20.17	818	1.20
R-4	3.96	56	.48	14	1.91	85	4.01	182	.68
R-5	—	—	—	—	29.74	1467	—	—	—
R-PCD	—	—	—	—	1.44	23	7.14	549	6.32
Special Use Permit	51.33	546	—	—	19.19	258	—	—	22.40
R-SCD	—	—	—	—	—	—	2.34	92	—
TOTAL	485.33	4098	11.02	266	63.48	2232	35.04	1670	34.96

* Plus: Dwelling units located in zones other than residential total:

Single Family	Duplexes	Apartments
7	17	88

Source: City of Coronado, 1983 Land Use Matrix
Table constructed by Ultrasystems, Inc., and Castaneda & Associates

TABLE 17

CORONADO RESIDENTIAL DEVELOPMENT TRENDS

1970-1984

Type of Unit	YEAR 1970 Number of Units	1970 Percent	1975* Number of Units	1975* Percent	1980 Number of Units	1980 Percent	1984** Number of Units	1984** Percent	1970-1984 Unit Change
Single-Family	4,004	70.3	3,961	53.5	3,916	48.7	4,081	49.6	77
Multi-Family	1,689	29.6	3,359	45.3	4,115	51.2	4,139	50.3	2,450
Other	4	.1	89	1.2	11	.1	10	.1	6
Total	5,697	100.0	7,409	100.0	8,042	100.0	8,230	100.0	2,533

* U. S. Census
** Ibid.
*** City of Coronado

TABLE 18

ULTRASYSTEMS' SURVEY OF CURRENT HOME PRICES AND RENTAL RATES IN CORONADO

HOMES FOR SALE

BDRMS	PERCENT DISTRIBUTION	AVERAGE MONTHLY PAYMENT*	PRICE RANGE LOW	PRICE RANGE AVERAGE	PRICE RANGE HIGH
1	9	$1,760	$124,000	$186,000	$280,000
2	37	2,470	143,500	260,569	375,000
3	43	2,508	76,500	264,602	535,000
4	9	2,334	63,900	246,280	359,000
5 & UP	2	4,266		449,500	

HOMES FOR RENT

BDRMS	PERCENT DISTRIBUTION	AVERAGE MONTHLY RENT	RENT-RANGE
1	4	$ —	$ 425
2	21	669	550-795
3	67	873	525-1200
4	8	1275	1250-1300

APARTMENTS FOR RENT

BDRMS	PERCENT DISTRIBUTION	AVERAGE MONTHLY RENT	RENT RANGE
1	62	$410	$265-500
2	33	556	475-650
3	5	—	600

* 30-year mortgage (at 14% interest), 20% down, principle and interest only.

Sources 1) San Diego Union, Classified Ads, May 3, 1984 and May 6, 1984.
2) The Coronado Journal, Classified Ads, April 12, 19, 26, 1984 and May 3, 1984.

TABLE 19

MONTHLY MORTGAGE PAYMENTS
(PRINCIPAL AND INTEREST)
BASED ON 30-YEAR AMORTIZATION*

DWELLING UNIT PRICE	$ 75,000			$100,000			$150,000			$200,000		
DOWN PAYMENT	5%	10%	20%	5%	10%	20%	5%	10%	20%	5%	10%	20%
INTEREST RATE												
9.0	573	543	483	761	724	644	1146	1086	966	1522	1448	1288
9.5	600	568	505	799	757	673	1199	1136	1010	1598	1514	1346
10.0	626	593	522	834	790	702	1251	1185	1053	1668	1580	1440
10.5	652	618	549	869	823	732	1304	1235	1098	1738	1646	1464
11.0	679	643	572	905	857	762	1358	1286	1143	1810	1714	1524
11.5	706	669	594	941	891	792	1412	1337	1188	1882	1782	1584
12.0	733	695	618	977	926	823	1466	1389	1235	1954	1852	1646
12.5	756	721	641	1014	961	854	1512	1442	1281	2028	1922	1708

* Expanded payment table for monthly mortgage loans, Commonwealth Land Title Company

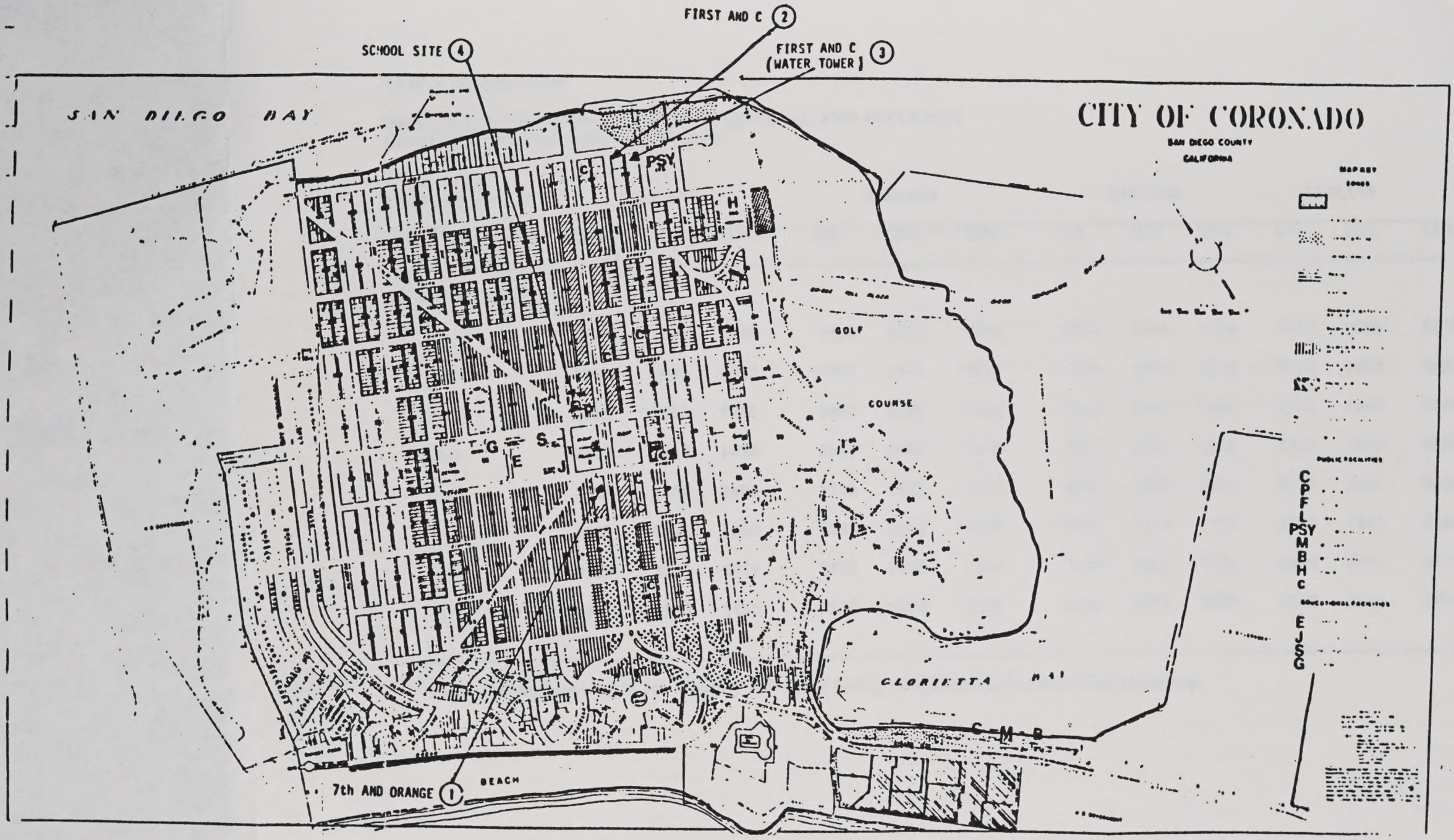

FIRST AND C 2
SCHOOL SITE 4
FIRST AND C (WATER TOWER) 3
SAN DIEGO BAY
CITY OF CORONADO
SAN DIEGO COUNTY
CALIFORNIA
PSY
H
C
T G S
E J
GOLF
COURSE
GLORIETTA BAY
C M B
7th AND ORANGE 1
BEACH
C
F
L
PSY
M
B
H
C
E
J
S
G

TABLE 19, Continued

MONTHLY MORTGAGE PAYMENTS (PRINCIPAL AND INTEREST)
BASED ON 30-YEAR AMORTIZATION*

DWELLING UNIT PRICE	$250,000			$300,000			$350,000			$400,000		
DOWN PAYMENT	5%	10%	20%	5%	10%	20%	5%	10%	20%	5%	10%	20%
INTEREST RATE												
9.0	1910	1810	1610	2283	2172	1932	2664	2534	2254	3056	2896	2576
9.5	1998	1893	1683	2397	2271	2019	2797	2650	2356	3196	3028	2692
10.0	2085	1975	1755	2502	2370	2106	2919	2765	2457	3336	3160	2808
10.5	2173	2058	1830	2607	2469	2196	3042	2881	2562	3476	3292	2928
11.0	2263	2143	1905	2715	2571	2286	3168	3000	2667	3620	3428	3048
11.5	2353	2228	1980	2823	2673	2376	3294	3115	2772	3764	3564	3168
12.0	2443	2315	2058	2931	2778	2469	3420	3241	2881	3908	3704	3292
12.5	2535	2043	2135	3024	2883	2562	3549	3664	2989	4056	3844	3416

* Expanded payment table for monthly mortgage loans, Commonwealth Land Title Company.

BLE 20

RESIDENTIAL DEVELOPMENT STANDARDS

Housing Types	Density	Minimum Lot Size	Parking	Height
R-1A Single Family Residential	8 d.u./acre	5,500 (5,250 certain areas)	2 spaces per d.u.	25'
R-1B Single Family Residential Includes townhouses, patio homes & cluster houses	12 d.u./acre	3,500 s.f.	2 spaces per d.u	25'
R-3 Multiple Family Residential	28 d.u./acre	3,500 s.f. lot with 1,556 s.f. lot area per d.u.	2 spaces per d.u.	30'
R-4 Multiple Family Residential	40 d.u./acre	3,500 s.f. lot with 1,090 s.f. lot area per d.u.	2 spaces per d.u.	40'
R-5 Multiple Family Residential	47 d.u./acre	—	2 spaces per d.u.	150'
Residential-Special Care Development Zone, housing for ambulatory elderly	40 habitable units/acre 2 occupants per unit*	2 acres	1 space per unit	30'
R-PCD Residential, Planned Community Development	Proposed by precise development plan & approved by City Council			
PCD Planned Community	Cannot exceed maximum density of underlying zone (prior to PCD Zone)	Precise development plan City Council approval	Proposed by precise development plan and approved by City Council	Cannot exceed height limits of underlying zone (prior to PCD Zone)

* A "habitable unit" is a dwelling unit without a kitchen.

TABLE 20 A
ADDITIONAL PROPERTY DEVELOPMENT STANDARDS

Housing Types	Setbacks	Lot Coverage*	Floor Area Minimums	Street Requirements	Landscaping Requirements
R-1A	Front Yd.: 25' Side Yd.: 3' to 5' (10% lot width) Rear Yd.: up to 15' (20% lot depth)	50%	75% of gross lot area	Curb & Sidewalks required; 48', curb to curb	N/A
R-1B	Front Yd.: 25' Side Yd.: 3' to 5' (10% lot width) Rear Yd.: up to 10' (10% lot depth)	50%	75% of gross lot area	(SAME)	N/A
R-3	Front Yd.: 25' Side yd.: 3' to 5' (10% lot width) Rear Yd.: up to 10' (10% lot depth)	60%	90% of gross lot area	(SAME)	35% of gross lot area
R-4	Front Yd.: 25' Side Yd.: 3' to 5' (10% lot width) Rear Yd.: up to 10' (10% lot depth)	60%	160% of gross lot area	(SAME)	(SAME)
R-5	N/A	33%	N/A	(SAME)	(SAME)

*An additional 5% of the gross lot area is allowed for balconies, architectural projections, unenclosed patios, gazebos, trellises, porches, decks, and similar structures.

TABLE 21

PERMIT PROCESSING TIME (MONTHS)
CORONADO AND SELECTED CITIES

Type of Process	Coronado	San Diego	Del Mar	Chula Vista	Carlsbad
General Plan Amendment	3	4	3-4	3	4
Zone Change	2	3-4	3-4	2	4
Tract Map	3-4	2-3	3-4	3-4	4
EIR	3	9-12	3-4	3	6-10

Table constructed by Ultrasystems, Inc., and Castaneda & Associates.

TABLE 22

DEVELOPMENT-RELATED FEES
AND PROCESSING TIME IN CORONADO

Type of Process	Processing Time (In Weeks)	Fee
General Plan Amendment	6-10	$1,000*
Zone Change	5-8	1,000*
Special Use Permit	6-8	500*
Precise Development Plan**	—	—
Variance	3-4	300*
Zoning Administration Variance	3-4	200
Tentative Subdivision Map	4-8	1,500*
Final Subdivision Map	3-4	400
Tentative Parcel Map	4-6	700*
Final Parcel Map	3-4	300*
Planning Commission Interpretation	2-4	300*
Environmental Impact Report	9-12	1,000*
Advertising Fee	N/A	30
Service Request	1	25
Lot Line Adjustment Map	3-4	300*
Certificate of Compliance	2	300*

* Plus a $30.00 fee for each public notice required to advertise the initial public hearing before the Planning Commission and/or City Council.

** A PDP required a SUP, however, only the SUP requires a fee.

Table constructed by Ultrasystems, Inc. and Castaneda & Associates.

TECHNICAL APPENDIX B

LAND USE MATRIX BY ZONE

AND

RESIDENTIAL LAND USE MATRIX

FIGURE 8: LAND USE MATRIX BY ZONE(1)

Dwelling Type / Area (2)	Single Family Homes	Duplex Units	Condo-minium Units	Apart-ment Units	Convent Rectories Etc.	Motel Hotel	Supplemen-tal Resi-dential Use	Vacant Land	Other Uses	Total
R-1A Zone (5)	1932 284.52 Acres	34 1.98 Acres	18 .54 Acres	6 .75 Acres	0 0	0 0	N/A 1.44 Acres	0 3.44 Acres	N/A .57 Acres	1990 293.24 Acres
R-1B Zone	1152 112.33 Acres	56 2.64 Acres	35 .80 Acres	23 .63 Acres	9 1.20 Acres	0 0	N/A .59 Acres	N/A .92 Acres	N/A .25 Acres	1275 119.36 Acres
R-3 Zone (6)	412 33.19 Acres	162 5.92 Acres	346 9.86 Acres	818 20.17 Acres	4 2.67 Acres	0 0	N/A .17 Acres	N/A 1.20 Acres	N/A 5.13 Acres	1742 78.31 Acres
R-4 Zone	56 3.96 Acres	14 .48 Acres	85 1.91 Acres	182 4.01 Acres	0 .32 Acres	110 1.45 Acres	N/A .24 Acres	N/A .68 Acres	N/A 1.51 Acres	447 14.56 Acres
R-5 Zone (4)	0 0	0 0	1467 29.74 Acres	0 0	0 0	0 0	N/A 0	N/A 0	N/A 0	1467 29.74 Acres
H-M Zone	2 .42 Acres	2 .21 Acres	0 0	8 .10 Acres	0 0	834 22.42 Acres	N/A 0	N/A 31.06 Acres	N/A 14.33 Acres	846 68.54 Acres
R-PCD Zone	0 0	0 0	23 1.44 Acres	549 7.14 Acres	0 0	0 0	N/A 2.74 Acres	N/A 6.32 Acres	N/A .19 Acres	572 17.83 Acres
C-C Zone	5 .25 Acres	16 .18 Acres	0 0	80 .88 Acres	0 .40 Acres	85 1.07 Acres	N/A 0	N/A 1.51 Acres	N/A 18.49 Acres	186 22.78 Acres
Special Use Permit (3)	546 51.33 Acres	0 0	258 19.19 Acres	0 0	0 0	0 0	N/A 8.34 Acres	N/A 22.40 Acres	N/A 25.92 Acres	804 127.18 Acres
Total	4105 486.0 Acres	284 11.41 Acres	2232 63.48 Acres	1666 33.68 Acres	13 4.59 Acres	1029 24.94 Acres	N/A 13.52 Acres	N/A 67.53 Acres	N/A 66.39 Acres	9329 771.54 Acres

NOTE:

(1) Military, State Beach and Port District land use not included (2 single-family homes exist on the State Beach).

(2) The 36.21 acre C-R zone, The CU-OS zone and the 2.34 acre R-SCD zone are not included here. The C-R and CU-OS zones have no dwellings while the R-SCD zone is occupied by a 92 room guest home for the elderly.

(3) Refers solely to Coronado Cays Development and excludes Crown and Grand Caribe Isles.

(4) Refers solely to the Coronado Shores Development.

(5) The R-1A zone calculations include R-1A(E) zone figures.

(6) The R-3 zone calculations include P-1 overlay zone figures.

(Current through February 1986; compiled April 1986).

FIGURE 6

RESIDENTIAL LAND USE MATRIX

DWELLING TYPE	SINGLE FAMILY HOMES	DUPLEX UNITS	CONDO-MINIUM UNITS	APARTMENT UNITS	CONVENT RECTORIES AND OTHER RELIGIOUS	TOTAL
VILLAGE	3559 / ACRES 434.67	284 / 11.41	507 / 14.55	1666 / 33.68	13 / 4.59	6029 / 498.90
SHORES	0 / 0	0 / 0	1467 / 29.74	0 / 0	0 / 0	1467 / 29.74
CAYS	546 / 51.33	0 / 0	258 / 19.19	0 / 0	0 / 0	804 / 70.52
TOTAL	4105 / 486.0	284 / 11.41	2232 / 63.48	1666 / 33.68	13 / 4.59	8300 UNITS / ACRES 599.16

NOTE: * Data from the 1980 Census indicates that 14 units at the Coronado Shores have been merged into 7 units reducing the Shores total units to 1,460. (This inventory has not been changed to reflect this 7-unit reduction because the alterations are readily reversible).

Moreover, 2 single-family homes exist on the Silver Strand State Beach for the park rangers, and 11 of the hotel or motel units in Coronado (which are not reflected in this matrix) are utilized by management as permanent residences. In the village, the Coronado Royale is a 92 room retirement home for the elderly. (Coronado Royale residents have month to month rental agreements and live in a "hotel" environment).

Therefore an estimated 4,107 single-family homes, 2,225 condominiums, and 11 hotel or motel manager units result in a total permanent non-military dwelling count for Coronado (excluding transient lodging) of 8,306. When the Coronado Royale is included, this figure increases to 8,398.

**North Island Naval Air Station does not have family housing within City of Coronado boundaries; the Naval Amphibious Base has 80 single-family homes and 200 duplex units; and the Naval Communications Station has 4 single-family homes.

(Data current through February, 1986; compiled April, 1986).

TECHNICAL APPENDIX C

PROPOSITION F ARTICLE 34 REFERENDUM

AND

NEWSPAPER ARTICLES CONTAINING REACTIONS TO PROPOSITION F

PROPOSITION F

SHALL THE ORDINANCE BE ADOPTED approving the development and construction of a low rent housing project located on Lots 8 through 20, Block 68, Map 376, CBSI and commonly known as the southwest corner of Seventh Street and Orange Avenue within the City of Coronado to provide units for living accommodations for persons, primarily senior citizens of low income?

YES	
NO	

CITY ATTORNEY'S IMPARTIAL ANALYSIS

Existing Law: Article XXXIV of the Constitution of the State of California requires that no low rent housing project may be developed, constructed or acquired by a city until the majority of the qualified electors of the city approve such a project. At this time, the City of Coronado does not have voter approval of any low rent housing project.

Effect of Measure on Existing Law: Passage of the measure by a majority of the votes cast would authorize the City of Coronado to commence a low rent housing project.

Operation of Measure: Passage of the measure does no more than authorize the City of Coronado to proceed with a low rent housing project to be located at the intersection of Seventh Street and Orange Avenue in the City of Coronado.

Text of Proposed Ordinance

ORDINANCE NO. _____*_____

AN ORDINANCE APPROVING DEVELOPMENT AND CONSTRUCTION OF A LOW RENT HOUSING PROJECT, PRIMARILY FOR SENIOR CITIZENS, WITHIN THE CITY OF CORONADO

The People of the City of Coronado DO ORDAIN as follows:

Section 1. The qualified electors of the City of Coronado approve the development and construction of a low rent housing project, primarily for senior citizens, located on Lots 8 through 20, Block 68, Map 376, CBSI and commonly known as the southwest corner of Seventh Street and Orange Avenue within the City of Coronado to provide for living accommodations for persons of low income.

Section 2. If a majority of the voters voting on this ordinance vote in its favor, this ordinance shall become a valid and binding ordinance of the City of Coronado. This ordinance shall be considered as adopted upon the date the vote thereon is declared by the City Council of the City of Coronado and shall go into effect 10 days after that date.

*Number to be inserted by the City Clerk if ordinance is adopted.

PASSED AND ADOPTED by the City Council of the City of Coronado, California, this ___ day of _____, 1983, by the following vote, to wit:

AYES:
NAYS:
ABSENT:

C. Patrick Callahan, Mayor of the City of Coronado, California

Attest:

Thomas Patricola, City Clerk

Arguments in support of the proposed proposition are the opinions of the authors.

ARGUMENT IN FAVOR OF PROPOSITION F

A concern for affordable housing exists for senior citizens in Coronado. These individuals frequently live on small social security or pension payments which have not kept pace with the rising cost of living. They are among the most seriously affected by the lack of affordable housing in Coronado and may be forced, through financial constraints, to leave the City after long residency or to accept substandard dwelling conditions.

Proposition F asks for voter approval for the development of low rent housing, primarily for Coronado senior citizens, on City owned property at the southwest corner of Seventh Street and Orange Avenue. A "Yes" vote will allow new construction to occur only on this site.

All housing authorized under Proposition F will be funded primarily by Federal Community Development Block Grant with private financing and not City operating funds or reserves. The City will retain ownership of the land. Proper operation and maintenance of the housing will be assured through rental income from the property. Preference will be given to local residents.

Proposition F will not lock the City into this housing proposal. The City Council will retain the authority to reject any or all housing proposals should future circumstances warrant such a decision. All housing that may be developed is required to meet all City and State building and planning laws, including City Design Review Commission approval and public hearings before the City Council.

A "Yes" vote on Proposition F will allow decent, affordable rental housing primarily for the senior citizens of Coronado.

Mary Herron Council Member	C. Patrick Callahan Mayor	Lois Ewen Council Member

Argument in opposition to the proposed proposition is the opinion of the author.

ARGUMENT AGAINST PROPOSITION F

The low rent housing program measure will be supported by Federal and State funds. The City in accepting these funds is obligated to comply with the rules and regulations which determine who is eligible to occupy the units. The determination and assignment of occupants will be made by government agencies other than the City Council. There is absolutely no guarantee that any residents of Coronado will draw one of the lucky numbers when the handful of local residents' names are placed in one hopper that holds the names of all low income people residing within the boundary lines of San Diego County. The eligible people will be drawn from all of the incorporated cities within these limits as well as from those living in the unincorporated areas of the county.

This measure also indicates that the units will be primarily for senior citizens by stating that the housing will be in Coronado. It makes people believe that this housing is only for low income seniors of Coronado. The Housing and Urban Development Agency has informed me that people of all ages meeting the income level that qualifies them for this housing can be assigned to these units.

To proceed with this low rent housing by locating it on the main street, and within one block of the start of the main commercial area, and on city owned land appears to be a poor use for such a valuable piece of property. Once the buildings are up and the Housing Agency moves people in we can expect a loss of control of local government in taking action to make changes in the use of this land and buildings.

For thise reasons a no vote will benefit the City. Vote "NO."

Lula M. Coleman
424 Pomona Avenue
Coronado, CA 92118

REBUTTAL TO ARGUMENT AGAINST PROPOSITION F

The proposed affordable housing will allow the City to maintain the social and economic cross section which presently comprises the City of Coronado residents.

At present, because of the increase in rents in apartments, and the elimination of some homes for the purpose of constructing condominiums, a number of long time residents are being required to look elsewhere to live. In order to mitigate this problem, the City is proposing that affordable housing units be constructed for low and moderate income families.

Although the City cannot guarantee existing residents of Coronado will receive all available housing units within this project, the City can give preference to local residents. The City will run the program. In this way many seniors and families, who presently reside in Coronado, can continue to enjoy our community and continue to be our neighbors. Affordable housing will accommodate a family of two, whose annual income is less than $17,000. This income level presently exists for many of our neighbors.

By constructing units on City owned property, it will be possible to keep our friends and neighbors in our community. The City owned property at Seventh and Orange is in easy walking distance, particularly for senior citizens, to the library, Senior Center, shopping area, police and fire departments. There is no better location within the City for seniors to reside.

Mary Herron Council Member	C. Patrick Callahan Mayor	Lois Ewen Council Member

REBUTTAL TO ARGUMENT IN FAVOR OF PROPOSITION F

The argument against LOW RENT HOUSING established how wrong many of the points made by the proponents were in the statement submitted in support of the proposition. Low rent housing built in Coronado with Community Block Grant Funds and funds obtained under Section 8 Rental Assistance Requirements are to be used for providing adequate housing opportunities for all segments of the population.

Senior Citizens of Coronado are eligible for such housing but not to the extent that those in favor have indicated. Three references to Coronado Senior Citizens and one for preferential treatment for Local Residents and exclusion of all others eligible are cause for concern compliance with and purpose for low rental units are the goals of the proponents. The County Housing Authority will screen and select the tenants from within its area of control. Federal and State rules prohibit discrimination based on sex, age, race, creed etc. The repeated mentioning of Coronado Senior Citizens raises hopes in this group which will be realized by a few.

The City's right to reject any and all Housing Proposals is a right that expires when permits to build have been issued and construction has started.

The reference to Senior Citizens being forced to leave the city or accept sub-standard housing is guess-work.

The proponents for LOW RENT HOUSING have not shown that all segments of the population will be given either adequate or equal opportunities to occupy the units.

LULA COLEMAN
424 Pomona Avenue
Coronado, CA 92118

It's A Tough Life

"I'll run over and pick up my unemployment check, and then go over to the U and see what's holding up my check on my Federal Education Grant, and then pick up our food stamps. Meanwhile, you go to the Free VD Clinic and check up on your tests, then pick up my new glasses at the Health Center, then go to the Welfare Department and try to increase our eligibility limit again. And, oh yes, I hear Coronado's going to have low-income housing again. Find out where to apply. Later we'll meet at the Federal Building for the mass demonstration against the stinking, rotten establishment."

From the Coronado Chamber of Commerce newsletter

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Source:	Title:
CORONADO JOURNAL	REACTION TO PROPOSED SUBSIDIZED HOUSING

Diiferent building site should be found for housing

TO THE EDITOR

Concerning the proposed subsidized housing at Seventh and Orange which comes up for a public vote Nov. 8, I wonder whether the citizens are aware that the city of Coronado will not receive any rent from the building until the place is paid for 30 years from now?

Think of the tremendous loss to the city.

That property is the most valuable building site that the city has left. It would be a sad mistake to sacrifice that land.

Surely some other building site can be found somewhere to satisfy the needs.

Please, Coronadans, if you truly care for the city's best interests, vote "no" on Proposition F.

K.E. CARLIN

Seventh/Orange land was meant for community use

TO THE EDITOR:

I was a member of the city council when the city condemned and bought the property at Seventh and Orange.

This was done to preserve this mostly vacant land for future community use. Subsidized low-income housing is not a proper community use. It will become a regional housing project because of the financing involved.

No businessman in his right mind would develop this property, for what would be essentially an apartment complex. No apartment complex has been built in Coronado for over 10 years. Why? Because the economics are not there.

First of all, the land and improvements would roughly be equal, thus cutting the depreciation potential by approximately 50 percent. Secondly, there are not enough units to be cost-effective and not enough units to cover low-income housing requirements.

And, thirdly, low-income housing projects traditionally deteriorate much faster than private projects. Thus, we could end-up with a real eyesore adjacent to our beautiful central park.

I believe other alternatives should be explored before this community commits itself to forever giving up such a valuable community asset.

I think our congressional representatives should be approached with the idea of possibly leasing federal lands, such as south of the Strand school or north of the radio station, for low-income housing.

The bottom line is this--You, the taxpayer, own this valuable property. Do you want to give it away? Do you want this area to become a potential slum? Or, if you owned it yourself, would you give it away? Would you develop it in this manner? I know I wouldn't.

If you agree, vote no on proposition F on Nov. 8.

SINCERELY
RICHARD W. PARKER
Former Mayor

Source: CORONADO JOURNAL

Title: LETTERS TO THE EDITOR REACTION TO PROPOSED SUBSIDIZED HOUSING